



# **ZONING AND PLANNING**

**MONDAY, APRIL 4, 2016**

**6:30 P.M.**

**CITY HALL - COUNCIL CHAMBERS**





## **CITY OF MIAMI SPRINGS, FLORIDA**

### **ZONING AND PLANNING BOARD**

Chairman Manuel Pérez-Vichot  
Vice Chair Ernie Aloma  
Board member Bob Calvert

Board member Bill Tallman  
Board member Juan Molina  
Alternate Alejandro J. Gonzalez

---

#### **AGENDA**

Regular Meeting  
Monday, April 4, 2016  
6:30 p.m.  
City Hall - Council Chambers  
201 Westward Drive – Miami Springs

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES**
  - A) **January 4, 2016**
3. **SWEARING IN OF ALL WITNESSES AND ZONING AND PLANNING DIRECTOR**
4. **NEW BUSINESS**
  - A) **CASE # 02-ZP-16**  
**SUCRE, LLC**  
**4949 N.W. 36 STREET**  
**ZONING: NW36, NORTHWEST 36 STREET DISTRICT**

Applicant is requesting the vacation of certain rights-of-way.

- B) **CASE # 03-ZP-16**  
**SUCRE, LLC**  
**4949 N.W. 36 STREET**  
**ZONING: NW36, NORTHWEST 36 STREET DISTRICT**

Applicant is seeking site plan approval to construct a hotel.

**C) CASE # 04-ZP-16  
665 MOKENA PARTNERS, LLC/ STEVEN MARIN  
665 MOKENA DRIVE  
ZONING: NW36, NORTHWEST 36 STREET DISTRICT**

Applicant is seeking site plan approval to construct a hotel

## **5. ADJOURNMENT**

\*\*\*\*\*  
The decisions of the Zoning & Planning Board may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)  
\*\*\*\*\*



## ***City of Miami Springs, Florida***

The regular meeting of the Miami Springs Zoning and Planning Board was held on Monday, January 4, 2016 in the Council Chambers at City Hall following the Board of Adjustment meeting.

### **1. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 6:42 p.m.

Present were: Bill Tallman  
Bob Calvert  
Juan Molina  
Alejandro Gonzalez

Absent: Chairman Manuel Pérez-Vichot  
Vice Chair Ernie Aloma

Also Present: City Attorney Jan K. Seiden  
Planning and Zoning Director Chris Heid  
Board Secretary Juan D. Garcia

In the absence of Chairman Perez-Vichot and Vice Chair Aloma, Board member Tallman, the longest serving board member that was present, served as Chairman.

### **2. APPROVAL OF MINUTES OF REGULAR MEETING:**

Minutes of the August 4, 2015 meeting were approved as written.

**Board member Molina moved to approve the minutes as written. Board member Calvert seconded the motion, which passed unanimously on voice vote.**

### **3. SWEARING IN OFF ALL WITNESS AND ZONING AND PLANNING DIRECTOR**

Board Secretary Garcia swore in the Zoning and Planning Director, the applicants or representatives of the applicants who would testify should the Board have any questions.



#### 4. NEW BUSINESS

- A) CASE # 01-ZP-16  
CHRIS DESAI, MIAMI AIRPORT LODGING, LLC  
3449 N.W. 42 AVENUE  
ZONING: ABRAHAM TRACT DISTRICT  
LOT SIZE: 80,242 SQ. FT.

Applicant is requesting site plan approval for the construction of a 73,484 square foot, 127 room hotel.

Zoning and Planning Director Heid read his recommendation to the Board.

Board member Tallman asked Zoning and Planning Director Heid if there was any correspondence on this or if there could be any correspondence and Zoning and Planning Director Heid responded that there could be correspondence but there was not any.

Board member Tallman asked Mr. Chris Desai to approach the podium to comment on the project.

Chris Desai of 3785 NW 82 Avenue presented the Board with a rendering of the site plan and a project overview. Mr. Desai stated that Hilton has very strict standards and guidelines for their hotels and this hotel would follow them.

Board member Molina asked Mr. Desai what the proposed open date would be for the hotel and Mr. Desai responded by saying that they hope to break ground in February. Typically, projects like these take between eleven to fourteen months to complete. This would mean the hotel would be opening early next year.

Board member Tallman asked if there was any further discussion or any questions from the audience and there were neither.

**Board member Molina moved to approve the site plan as long as it met the seven conditions requested in the Staff Report by the Zoning and Planning Director. Alternate Board Member Gonzalez seconded the motion, which passed 4-0 on roll call vote.**

Discussion ensued regarding the following steps that need to be taken for the site plan to be approved by City Council and if the applicant will need to present any further plans to the Zoning and Planning Board.

#### 5. ADJOURN

There was no further business to discuss and meeting was duly adjourned at 6:54 p.m.

Respectfully submitted:

\_\_\_\_\_  
Juan D. Garcia  
Board Secretary

Adopted by the Board on  
this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Manny Perez-Vichot, Chair

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

\*\*\*\*\*

***“The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council”.***

\*\*\*\*\*



**ZONING AND PLANNING CASE**

**NO. 02-ZP-16**

**SUCRE, LLC**

**4949 NW 36 STREET**

**(REQUEST FOR VACATION OF RIGHT-OF-WAY)**

**ZONING AND PLANNING BOARD**

**MEETING: 04-04-2016**



# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

---



201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5030  
Fax: (305) 805-5036

## MEMORANDUM

**TO:** Zoning & Planning Board

**FROM:** Christopher Heid, City Planner

**DATE:** April 4, 2016

**SUBJECT:** Application for street abandonment and alley vacation

**CASE #** 02-ZP-16

**APPLICANT:** Sucre, LLC

**ADDRESS:** 4949 NW 36 Street

**REQUEST:** Applicant is requesting the abandonment of a portion of a City-owned street (La Villa Drive) 20,731 square feet in size, and the vacation of a portion of an alley, 4,284 square feet in size.

**THE PROPERTY:** The property is 13 separate parcels separated by a City-owned alley, and a City-owned street, La Villa Drive. The western and central parcels are identical, rectangular in shape, with 142 feet of frontage on NW 36 Street, and a depth of 346 square feet. Each parcel contains 48,990 square feet.

La Villa Drive runs between the two parcels. It is a 60 foot wide street with a depth of 346 feet, for a total size of 20,732 square feet.

The eastern parcel is also rectangular in shape, with a width of 190 feet of frontage on Mineola Drive, and a depth of 142 feet, for a total lot size of 26,980 square feet. It abuts a 16 foot wide alley, at the rear (west).

This alley, running between the central and eastern parcels is 16 feet wide and 345 feet in depth, containing 5,367 would be abandoned as well.

In total, the rights-of-way to be abandoned measure 26,099 square feet, or 0.599 acres.



However, when rights-of-way are abandoned, half of the property goes to each adjacent private property owner. As such, the portion of La Villa Drive to be abandoned would go completely to the applicant, as they are the property owners on both sides of the Street. Similarly, the northern portion of the alley to the west of the eastern parcel would go completely to the applicant, as they are the owners on both sides of the street. However, on the south portion of the alley, the west half would go to the applicant, while the east half would go to the adjacent private property owner.

In summary, the thirteen private parcels contain a total of 124,960 square feet, or 2.86 acres. The street and alley to be abandoned is a total of 26,099 square feet, or 0.599 acres. The total lot size, after abandonment, would be 151,059 square feet, or 3.46 acres.

**ANALYSIS:** La Villa Drive has been closed to through traffic for years by a metal guardrail and landscaping to prevent cut through traffic into the residential neighborhood. Many of the other streets in the area have similar treatment. Therefore, there would be no impact on traffic flow on La Villa Drive, and little impact – other than trash collection- in the alley. And with the construction of a wall along the north property line, the adjacent residential areas will be better protected from the commercial activity on NW 36 Street.

The most difficult aspects of redevelopment in the NW 36 Street District are the small, shallow lots under multiple ownership. The City is willing to vacate the rights-of-way in order to establish what is an unusually large parcel in the City. However, the fundamental condition that the City requires is the creation of a unity of title that secures the multiple parcels into a single development site under single ownership, which can only be separated by the City Council.

This is one of the conditions under which the vacation was approved by the Board previously. The applicant has proposed a “Covenant in Lieu of Unity of Title”, which would not assure a unified development, but a project(s) under separate development and ownership, an alternative that staff rejects.

**RECOMMENDATION:** It is recommended that the request for street abandonment and alley vacation be denied, but that the applicant reconsider their rejection of the proposed unity of title.



**ZONING AND PLANNING BOARD  
CITY OF MIAMI SPRINGS, FLORIDA**

**PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD**

\*\*\*\*\*

**OFFICIAL USE ONLY**

Case No. : \_\_\_\_\_ -ZP- \_\_\_\_\_ Date: \_\_\_\_\_ Fees Paid/ Receipt No. : \_\_\_\_\_

Date hearing is advertised: \_\_\_\_\_ Date set for Public Hearing: \_\_\_\_\_

The owner and/or his/her agent has \_\_\_\_\_ has not \_\_\_\_\_ submitted a petition regarding the subject within the last six months.

\*\*\*\*\*

(I) (We) Salvatore Natoli, on behalf of Sucre, LLC of 4909 & 4849 NW 36<sup>th</sup> Street

Owners Name

Address Petition Requested For

Hereby petition the City of Miami Springs, Florida, to review the instant petition for Zoning and Planning approval on the following legally described property:

The legal description is See attached Exhibit "A"

Lot(s)

Block

Subdivision

The subject property is generally located at NW 36<sup>th</sup> Street and La Villa Drive

Interest of applicant to the premises affected: Agent for Owner

(Owner /Lessee/ Agent)

Lot Size: N/A Area of subject property: 0.57± acre (25,016± sq. ft.)  
Square feet or acres

Number of street frontage & name of street(s): La Villa Drive – 345.55 feet;

Alley – 345.45 feet

Type of use and improvement proposed (state also whether new structures are to be built, existing structures used, or additions made to existing buildings): (i) Vacation of a portion of La Villa Drive extending approximately 345 feet north of N.W. 36<sup>th</sup> Street, and (ii) vacation of approximately 345 feet of an alley located immediately east of La Villa Drive, as reflected on the enclosed survey.



What reasons exist which permit the subject property to be used in accordance with the petition and supporting documentation. Please state the reasons:

Please see attached Letter of Intent.

State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/project in the immediate neighborhood:

Please see attached Letter of Intent.

What change or changing conditions make the approval of this proposed plan/project necessary?

Please see attached Letter of Intent.

Are there any other circumstances which justify the approval of the plan/project?


Please see attached Letter of Intent.

*If you are completing this application and are also the owner of the subject property, please complete the following:*

State of Florida:

County of Miami-Dade:

(I) (We) Salvatore Natoli, being duly sworn, depose and say that I/we own one or more of the properties involved in this petition and that I/we have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

  
Signature of Owner

Salvatore Natoli  
Authorized Representative, Sucre, LLC


Printed Name of Owner  
786-614-8406  
Daytime Phone Number

\_\_\_\_\_  
Signature of Co-Owner

\_\_\_\_\_  
Printed Name of Co-Owner

\_\_\_\_\_  
Daytime Phone Number

The contents of this Petition are Sworn to and subscribed before me this 13th day of July, 2015.

  
Signature of Notary Public- State of Florida



Print, Type, or Stamp Name of Notary Public

The contents of this Petition are Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public- State of Florida

\_\_\_\_\_  
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: 01-31-2016  
Personally known to me: \_\_\_\_\_  
Produced Identification: FL D.R. L. C.  
N346-760-60-292-0

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_



***If you are completing this application as an agent of the subject property owner, please complete the following:***

State of Florida:

County of Miami-Dade:

(I) (We) \_\_\_\_\_, being duly sworn, depose and say that I/we serve as \_\_\_\_\_ for the owner(s) in making this petition and that the owner(s) have authorized me/us to act in this capacity. I/We have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Authorization Signature of Owner

\_\_\_\_\_  
Printed Name of Agent

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Daytime Phone Number

\_\_\_\_\_  
Daytime Phone Number

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_.

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public- State of Florida

\_\_\_\_\_  
Signature of Notary Public- State of Florida

\_\_\_\_\_  
Print, Type, or Stamp Name of Notary Public

\_\_\_\_\_  
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_

MIADOCS 11240250 2

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION (ALLEY)**

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCE AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'17"E FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N87°31'12"E FOR 16.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S2°08'17"E FOR 335.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36<sup>TH</sup> STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°29'29"W ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36<sup>TH</sup> STREET, FOR 16.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY, THEN N02°08'17"W ALONG THE WEST LINE OF SAID ALLEY, FOR 335.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 5,367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

### **LEGAL DESCRIPTION (LA VILLA DRIVE)**

A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF TRACT A IN BLOCK 134 OF THE ABOVE NAMED PLAT OF REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°29'29"E FOR 60.00 FEET TO THE N.W. CORNER OF LOT 19, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°10'09"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°27'46"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 60.00 FEET; THENCE N02°10'09"W, ALONG THE WEST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.



SANTIAGO D. ECHEMENDIA  
PARTNER  
Shutts & Bowen LLP  
200 South Biscayne Boulevard  
Suite 4100  
Miami, Florida 33131  
DIRECT (305) 347-7321  
FAX (305) 347-7897  
EMAIL SEchemendia@shutts.com

March 7, 2016

**BY HAND DELIVERY**

Mr. Chris Heid  
Planning and Zoning Director  
City of Miami Springs  
201 Westward Drive  
Miami Springs, Florida 33166

**Re: Sucre, LLC's Request for Vacation of Right-of-Way**

Dear Mr. Heid:

Our firm represents Sucre, LLC (the "Applicant"). The Applicant owns 13 parcels totaling approximately 2.83± acres located on the north side of N.W. 36<sup>th</sup> Street and adjacent to La Villa Drive and Minola Drive (the "Property"). This letter shall serve to respectfully request, on behalf of the Applicant, the City's approval of the closure of the segment of La Villa Drive extending approximately 345 feet north of N.W. 36<sup>th</sup> Street (the "La Villa Drive ROW") and approximately 335 feet of an alleyway located immediately east of La Villa Drive (the "Alley ROW"), as reflected on the enclosed survey, in order to facilitate the redevelopment of the Property (the "Application").

**Background:**

The Applicant acquired the Property in February 2015 with the intent to redevelop it with a unified mixed use development in accordance with the NW 36<sup>th</sup> Street District regulations contained in the City's Comprehensive Plan and Zoning Code. According to the City's Comprehensive Plan, the intent of the NW 36<sup>th</sup> Street District is to encourage large-scale developments of a wide range of compatible and complementary uses, including hotels, retail and residential uses. The Property currently consists of 13 tax parcels located adjacent to and bisected by the La Villa Drive ROW and Alley ROW. The City's approval of the Application would allow for the aggregation of these 13 parcels in order to create a unified development tract, which will facilitate redevelopment of the Property with a cohesive, mixed use development comprised of hotel, residential and retail uses.

MIADOCS I1236676 2

Application:

The Application is consistent with the goals, policies and objectives of the City's Comprehensive Plan. Policy 1.8.1 of the Comprehensive Plan allows for the vacation of right-of-way provided that the vacated right-of-way is not necessary to accommodate future storm or sanitary sewer facilities. The La Villa Drive ROW and Alley ROW are not needed for future City infrastructure needs, as the requested vacation of right-of-way will facilitate redevelopment of the Property and necessary infrastructure upgrades to service the unified project. As a result, infrastructure in the surrounding area will be upgraded to the benefit of all residents and businesses.

In addition, vacation of the subject right-of-ways would not adversely affect traffic circulation or roadway connectivity. The La Villa Drive ROW is a dead-end street, commencing at N.W. 36<sup>th</sup> Street and terminating at the north boundary of the Property. Therefore, vacating the La Villa Drive ROW would not adversely impact traffic circulation or roadway connectivity as it is currently an isolated segment of roadway bounded on all sides by the Applicant's Property. Approximately 200 feet of the Alley ROW is surrounded by the Applicant's Property, and the remaining 135 feet is bordered by an abutting gas station. However, the gas station is located at the corner of N.W. 36<sup>th</sup> Street and Minola Drive and has ingress and egress from both street frontages.

Requested Modifications:

We previously presented the Application to the Zoning and Planning Board on August 4, 2015, at which time the Board unanimously recommended approval. We indicated at the Board meeting that as an alternative to a unity of title as requested by staff, our client would like the option of providing a covenant in lieu of a unity of title. We proceeded before the City Council on October 12, 2015, at which time the City Council directed the City Attorney to bring back the item with a draft Resolution for approval. In the interim, the City Attorney opined that we must modify the Application to vacate the entire width of the Alley ROW adjacent to the gas station and that we must re-present the Application before the Zoning and Planning Board for review of our request for a covenant in lieu of unity of title. While we disagree with these requirements, as a courtesy to the City Attorney we are hereby amending the Application and bringing it back before you for your consideration.

With respect to our request to allow for a covenant in lieu of unity of title, we would like to emphasize that it accomplishes the same purpose as a unity of title but simply allows for different ownership of the underlying parcels. A covenant in lieu of unity of title is typically used to regulate multi-phased or mixed-use developments that may result in multiple ownership. It permits a developer to finance separate components of the project, thereby facilitating development. A covenant in lieu contains the same safeguards as a unity of title: (i) it is recorded in the public records and runs with the land, meaning that is binding on all successors and assigns; and (ii) it can only be amended or released by approval of the City Council.



March 7, 2016

Page 3

Conclusion:

The vacation of the La Villa Drive ROW and Alley ROW is an integral component of the redevelopment of the Property. The approval of the Application will facilitate the redevelopment of the Property, which will in turn help revitalize the NW 36<sup>th</sup> Street corridor by encouraging additional development and investment in the surrounding area. The Application is also in the best interests of the City and its citizens, as redevelopment of the Property will improve the character and design of development along the NW 36<sup>th</sup> Street corridor in accordance with the City's Comprehensive Plan and Zoning Code regulations.

We respectfully request your favorable review of this Application. Should you have any questions, comments, or require additional information, please do not hesitate to contact me at (305) 347.7321.

Yours very truly,

Shutts & Bowen LLP



Santiago D. Echemendia  
Kathleen Maurer

cc: Sucre, LLC  
Salvatore Natoli  
Peter Lagonowicz, Esq.

MIADOCS 11236676 2

### **LEGAL DESCRIPTION (ALLEY)**

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCE AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'17"E FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N87°31'12"E FOR 16.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S2°08'17"E FOR 335.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36<sup>TH</sup> STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°29'29"W ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36<sup>TH</sup> STREET, FOR 16.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY, THEN N02°08'17"W ALONG THE WEST LINE OF SAID ALLEY, FOR 335.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 5,367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

### **LEGAL DESCRIPTION (LA VILLA DRIVE)**

A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF TRACT A IN BLOCK 134 OF THE ABOVE NAMED PLAT OF REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°29'29"E FOR 60.00 FEET TO THE N.W. CORNER OF LOT 19, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°10'09"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°27'46"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 60.00 FEET; THENCE N02°10'09"W, ALONG THE WEST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.

**PREPARED BY AND RETURN TO:**

Santiago Echemendia, Esq.  
Shutts & Bowen LLP  
200 S. Biscayne Boulevard  
Suite 4100  
Miami, Florida 33131

(Space reserved for Clerk)

---

**COVENANT RUNNING WITH THE LAND  
IN LIEU OF UNITY OF TITLE**

*KNOW ALL BY THESE PRESENTS* that the undersigned Owner hereby makes, declares and imposes on the land herein described, these easements and covenants running with the title to the land, which shall be binding on the Owner, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

*WHEREAS*, a Covenant in Lieu of Unity of Title allows for the development of a unified development tract in accordance with local land development regulations, while also permitting the sale or encumbrance of individual parcels or phases to facilitate the development of the unified tract;

*WHEREAS*, Owner holds the fee simple title to that certain property located in the City of Miami Springs, Florida (the "City"), as more particularly described on Exhibit "A," attached hereto and made a part hereof (the "Property"), which is supported by the attorney's opinion of title attached hereto as Exhibit "B";

*WHEREAS*, Owner has applied to the City to vacate certain right-of-ways located adjacent to the Property and more particularly described on attached Exhibit "C" (the "Right-of-Ways"), and Owner desires to ensure to the City that, upon the City's vacation of the Right-of-Ways, the Property will be developed as a unified development tract;

*WHEREAS*, Owner intends to develop a mixed use project on the Property to consist of such uses as hotel, office, retail, and multifamily residential, with such development to be completed in phases (the "Project"); and

*WHEREAS*, Owner may wish to convey portions of the Property or components of the Project from time to time in order to facilitate the development of the Project, and this instrument is executed in order to assure that the phased development of the Property with future multiple ownership will not violate the Zoning Code of the City.

*NOW THEREFORE*, in consideration of the premises, Owner hereby agrees as follows:

1. The Owner of the Property hereby agrees and declares that (i) for the purpose of determining compliance with all aspects of the Zoning Code of the City, the Property shall be considered as one plot and parcel of land, and (ii) so long as this instrument shall remain in effect, any and all conveyances or transfers of all or any portion of the Property by the Owner, its grantees, successors and assigns, shall be subject to the terms and restrictions of this Declaration as if any such grantee, successor, or assign were a party hereto or a signatory hereof. The recordation of separate mortgages on each phase or parcel subsequent to the recordation of this instrument shall not be deemed as a breach of the covenants contained herein, nor shall the submission of the Property to condominium ownership or the sale of phases or individual units in the development to third party purchasers.
2. The Property will be developed in substantial conformity with the site plan entitled "La Villa Drive Development Hotel & Office – Overall Site Plan," prepared by EOF Designs and dated \_\_\_\_\_. No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property and the Director of Planning and Zoning; provided that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the City Council.
3. If the Property is developed in phases, each phase will be developed in substantial accordance with the site plan.
4. In the event of multiple ownership, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this instrument. Owner further agrees that it will not convey portions of the Property to such other parties unless and until the Owner and such other party or parties have executed and mutually delivered in recordable form an instrument known as an "Easement and Operating Agreement," which shall contain, among other things:
  - (i) easements in the common area of each parcel for ingress to and egress from other parcels;
  - (ii) easements in the common area of each parcel for the passage and parking of vehicles;
  - (iii) easements in the common area of each parcel for the passage and accommodation of pedestrians;
  - (iv) easements for access roads across the common area of each parcel to public and private roadways;
  - (v) easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;



- (vi) easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;
  - (vii) easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private roads and access roads; and
  - (viii) appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and the like.
5. The provisions of this instrument shall become effective upon their recordation in the public records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners of the Property and the City Planning Director, acting for and on behalf of the City, upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the Property for the purposes herein intended.
  6. The provisions of this instrument may be amended, modified or released by a written instrument executed by the then Owner or Owners of the Property, with joinders by all mortgagees, if any, provided same is also approved at a public hearing by the City Council.
  7. Enforcement shall be by action against any parties or persons violating or attempting to violate any covenants. The prevailing party to any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sum as the court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  8. Invalidation of any of these covenants by judgment of court shall not affect any of the other provisions, which shall remain in full force and effect.
  9. This Declaration shall be recorded in the public records of Miami-Dade County at the Owner's expense.
  10. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

[SIGNATURE PAGE FOLLOWS]

Signed, witnessed, executed and acknowledged this \_\_\_\_ day of \_\_\_\_\_, 2016.

Witnesses

SUCRE, LLC, a Florida limited liability  
company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Salvatore Natoli, Authorized Representative

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 2016, by Salvatore Natoli, as Authorized Representative of SUCRE, LLC, a Florida limited liability company. He is personally known \_\_\_ or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY SIGNATURE  
Print or Stamp Name:  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

APPROVED AS TO FORM AND  
CORRECTNESS:

\_\_\_\_\_  
JAN SEIDEN  
City Attorney

**EXHIBIT A**

**The Property**

**PARCEL 1:**

Lot 19, and the North 12.5 feet of Lot 18, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 2:**

Lots 11 and 12, LESS the South 15 feet, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 3:**

Tract D, in Block 133, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPTING THEREFROM the North 150 feet of said Tract D and FURTHER LESS AND EXCEPTING THEREFROM those lands made part of the conveyance to the State Road Department for road purposes, as recorded in Deed Book 2381, Page 58, being the South 15 feet of Lot 13, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 4:**

The South 40 feet of Lot 6 and all of Lot 7, 8 and 9, Block 133, Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida. ALSO KNOWN AS the South 40 feet of Lot 6 and the North 23 feet of Lot 7, in Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida; TOGETHER WITH the North 37 feet of Lot 8, and the South 27 feet of Lot 7, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida; TOGETHER WITH Lot 9, and the South 13 feet of Lot 8, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 5:**

The South 62.5 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, ALSO KNOWN AS Lot 10, and the South 12.5 feet of Lot 9, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 6:**

The South 62.5 feet of the North 187.5 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, FORMERLY KNOWN AS Lot 8, LESS the North 25 feet thereof, and Lot 9, LESS the South 12.5 feet thereof, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 7:**

The South 62.5 feet of the North 125 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, FORMERLY KNOWN AS Lot 8, LESS the South 25 feet and the South 37.5 feet of Lot 7, Block 134 of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 8:**

Lot 18, LESS the North 12.5 feet, and the North 25.0 feet of Lot 17, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 9:**

The North 62.5 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, ALSO KNOWN AS Lot 7, LESS the South 37.5 feet, and all of Lot 6, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 10:**

The South 62.5 feet of the North 150 feet of Tract D, Block 133, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, ALSO KNOWN AS Lot 16, LESS the North 37.5 feet thereof, and all of Lot 15, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

**PARCEL 11**

The South 62.5 feet of the North 87.5 feet of Tract D, Block 133, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, FORMERLY KNOWN AS Lot 17, LESS the North 25 feet thereof, and the North 37.5 feet of Lot 16, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.



**EXHIBIT B**

**Opinion of Title**

**EXHIBIT C**

**Right-of-Ways**

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION (ALLEY)**

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCE AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'17"E FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N87°31'12"E FOR 16.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S2°08'17"E FOR 335.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36<sup>TH</sup> STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°29'29"W ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36<sup>TH</sup> STREET, FOR 16.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY, THEN N02°08'17"W ALONG THE WEST LINE OF SAID ALLEY, FOR 335.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 5,367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

### LEGAL DESCRIPTION (LA VILLA DRIVE)

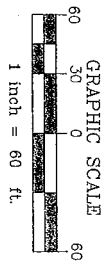
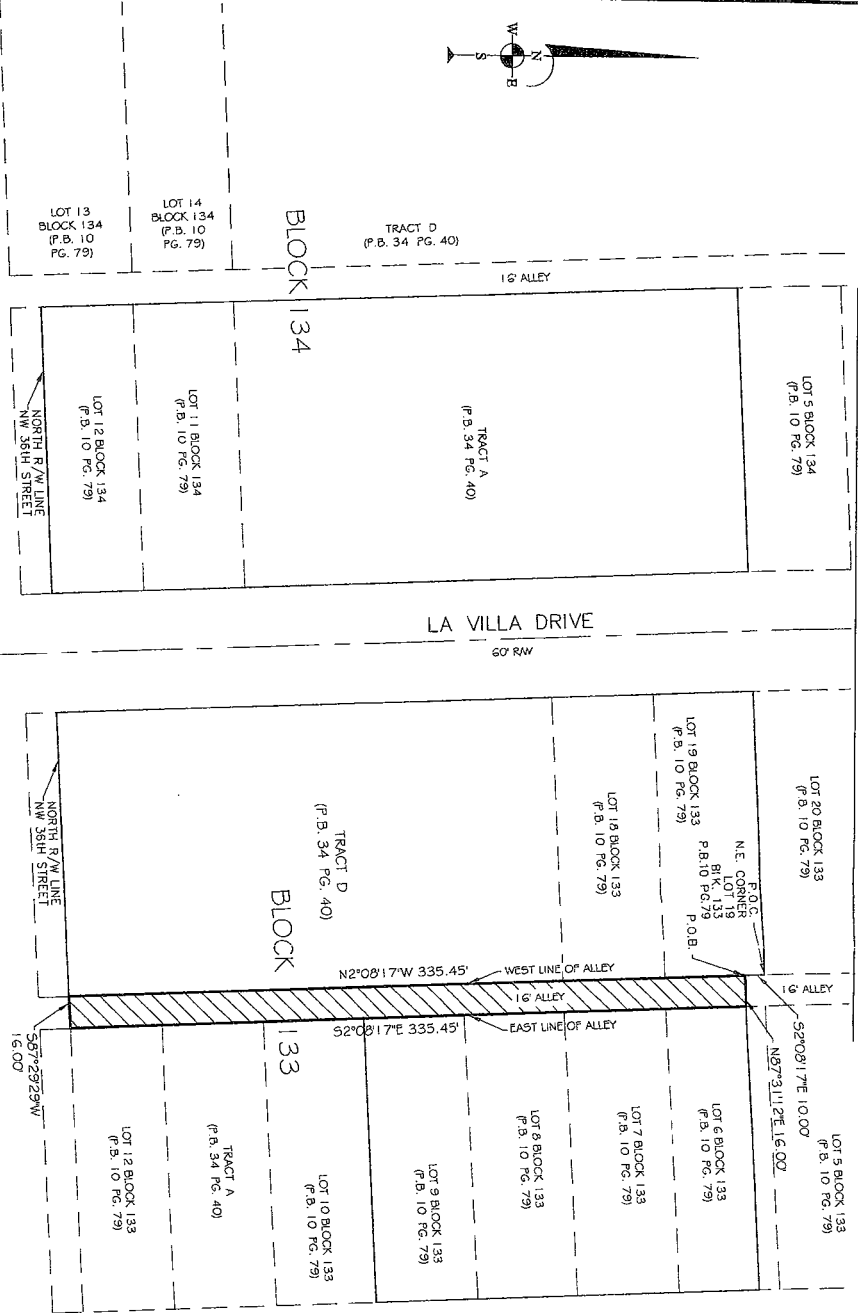
A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF TRACT A IN BLOCK 134 OF THE ABOVE NAMED PLAT OF REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°29'29"E FOR 60.00 FEET TO THE N.W. CORNER OF LOT 19, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°10'09"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°27'46"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 60.00 FEET; THENCE N02°10'09"W, ALONG THE WEST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



## LEGAL DESCRIPTION:

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S27°08'17\"

## SURVEYOR'S REPORT:

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR S.R. 948 N.W. 36th STREET, ALONG THE SOUTH LINE OF SECTION 19-53-41, WHICH BEARS N 87°29'29\"

## ABBREVIATIONS:

R/W RIGHT OF WAY  
P.B. PLAT BOOK  
P.G. PAGE  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
P.O.B. POINT OF BEGINNING  
BLK BLOCK

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

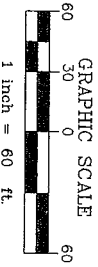
MANUEL G. VERA  
Professional Surveyor and Mapper No. 2262  
State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE		REVISIONS	
09-23-15	DATE	09-23-15	UPDATE LEGAL DESCRIPTION
	BY	09-23-15	REVISED AS REQ BY THE CLIENT AND THE CITY
MANUEL G. VERA & ASSOCIATES, INC.			
ENGINEERS SURVEYORS MAPPERS			
1200 S.W. 8th Street, Suite 100, Fort Lauderdale, FL 33304			
TEL: 954.522.8888 FAX: 954.522.8889			
E-MAIL: MGV@MGVINC.COM			
DATE		DRAWN BY	
01-08-15		S.M.	
SCALE		F.S. PG.	
1\"		14-52-40	
1\"		14-52-40	

NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MANUEL G. VERA  
Professional Surveyor and Mapper No. 22862  
State of Florida

MANUEL G. VERA & ASSOCIATES, INC.	
12000 SW 40th Street, Suite 100 Miami, FL 33155 Tel: 305.444.1235 Fax: 305.444.1236	DATE: 09-23-15 REVISIONS: UPDATE LEGAL DESCRIPTION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 01-08-15 DRAWN BY: S.N. SCALE: 1"=60' F.B. PG.: 14-696 JGV: 14-696

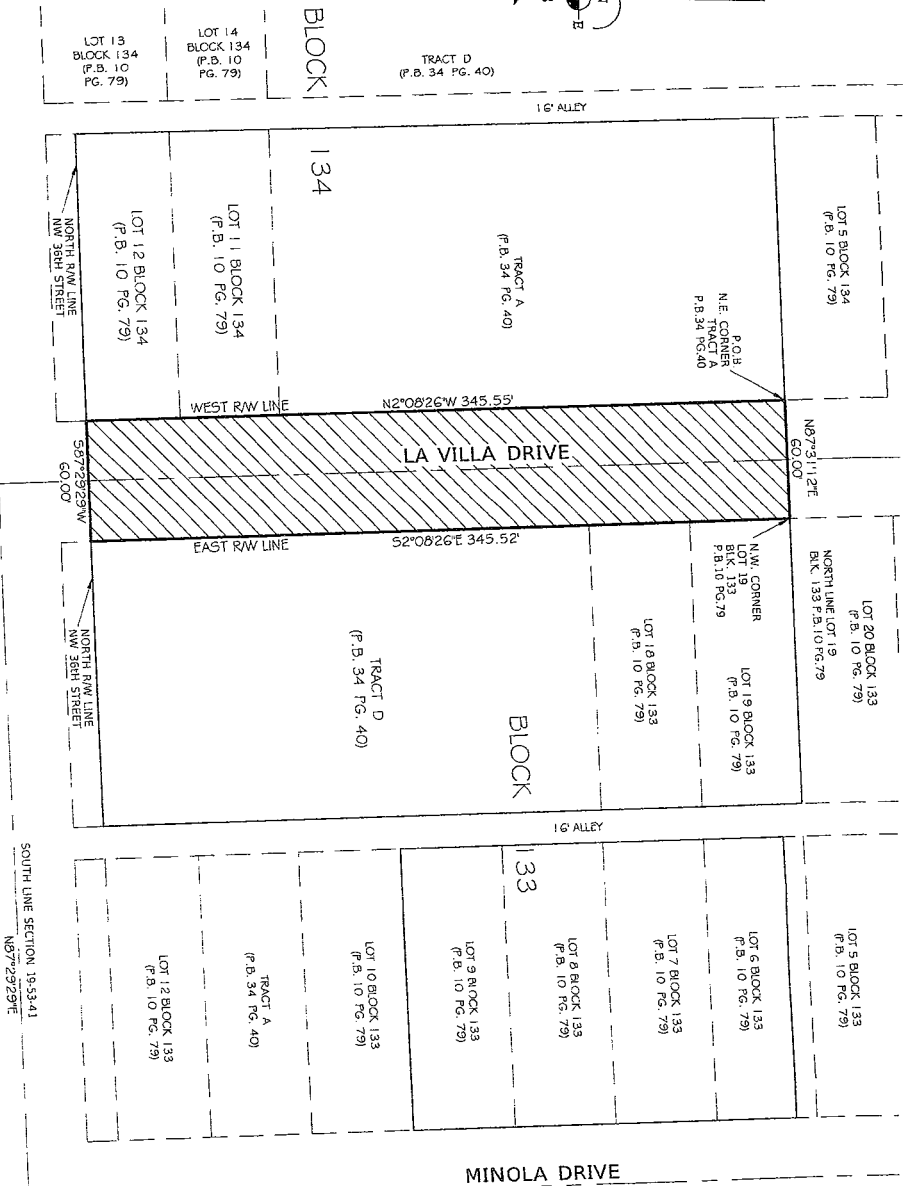
NOT A SURVEY

ABBREVIATIONS:  
R/W RIGHT-OF-WAY  
P.B. PLAT BOOK  
PG. PAGE  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
P.O.B. POINT OF BEGINNING  
BLK. BLOCK

**SURVEYOR'S REPORT:**  
BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR S.R. 948 N.W. 36th STREET, ALONG THE SOUTH LINE OF SECTION 19-53-41, WHICH BEARS N 87°29'29"E.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 6J-17 OF THE F.A.C.

**LEGAL DESCRIPTION:**  
A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS, SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 78 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE N.E. CORNER OF TRACT A IN BLOCK 134 OF THE ABOVE NAMED PLAT OF REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°31'12"E FOR 60.00 FEET TO THE N.W. CORNER OF LOT 19, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'26"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 19-53-41, SHEET OF 11 SHEETS, THENCE S87°29'29"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 60.00 FEET, THENCE N08°09'25"W ALONG THE WEST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL, CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.



N.W. 36th STREET STATE ROAD 948  
(AS PER F.D.O.T. R/W MAP FOR SECTION 87220-2506)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**ZONING AND PLANNING CASE**

**NO. 03-ZP-16**

**WYNDHAM GARDEN HOTEL**

**SUCRE, LLC**

**4949 NW 36 STREET**

**ZONING AND PLANNING BOARD**

**MEETING: 04-04-2016**



# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

---



201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5030  
Fax: (305) 805-5036

## MEMORANDUM

**TO:** Zoning & Planning Board

**FROM:** Christopher Heid, City Planner

**DATE:** April 4, 2016

**SUBJECT:** Application for Site Plan Approval for the Construction of a Hotel.

**CASE #** 03-ZP-16

**APPLICANT:** Sucre, LLC

**ADDRESS:** 4949 NW 36 Street

**REQUEST:** Applicant is requesting site plan approval for the construction of a 90,080 square foot, 149 room hotel.

**THE PROPERTY:** The property is proposed on a portion of the applicant's total land holdings of 125,244 square feet. The hotel and a 44 car surface parking lot would be built on the western parcel, with 142 foot of frontage on NW 36 Street and a depth of 346 feet, for a total parcel size of 49,132 square feet.

The central parcel, separated by La Villa Drive from the western parcel, is identical in size to the western parcel. However, only the rear (northern) 190 feet would be used for a 78 space surface parking lot, for a total lot area of 26,980 square feet. The balance of the central parcel, abutting NW 36 Street, would not be used, and is not seeking development approval. Similarly, the 26,980 square foot eastern parcel, separated from the central parcel by an alley, would not be used.

Therefore, the portion seeking development approval is 76,112 square foot in size, and occurs on both sides of La Villa Drive.

**THE PROJECT:** The applicant is proposing the construction of an eleven story hotel with 149 rooms, and a total building size of 90,080 square feet. (FAR of 1.18).



The site is accessed from the existing La Villa Drive curb cut, and the street is proposed to be improved with curbing, sidewalks, lighting, landscaping and irrigation. Similarly the alley to the west would be improved with curbing, sidewalk, and landscaping.

A semi-circular drive brings visitors to the hotel site, under the coverage of a decorative porte-cochere. The ground floor of the building contains the lobby, front desk, a great room/lounge, a hotel dining room, bar, pantry and mechanical space. In addition, a 2,330 square foot restaurant intended for lease to an outside operator, is located at the front (south) of the building, facing NW 36 Street. A large outdoor dining terrace is adjacent to the south

The first floor mezzanine provides double height ceilings to the leased restaurant, lobby and great room/lounge. Storage and back of house operations are also accommodated, as are several guest rooms.

The third floor continues the volume ceiling of the lobby, as well as meeting space and eleven guest rooms. Floors 4 through 7 are typical floor plans, with 21 guest rooms per floor.

The eighth floor contains the swimming pool, Pilot House bar, pantry/storage and six guest rooms. The ninth floor contains 13 guest rooms, and a gym overlooking the pool below.

The tenth and eleventh floors contain 15 guest rooms each, with the pool area below

The building is of CBS construction, with a stylish contemporary design. Angular projects on the elevation nicely break up the façade and provide visual interest, as do the eyebrows over windows scattered about. Large areas of glass on the upper floors of the front façade also provide a contemporary style and excellent views of the airport to the south. A stucco parapet at the roofline is of sufficient height to screen all rooftop equipment.

**ANALYSIS:** The proposed hotel would replace an assortment of long vacant or underutilized buildings, clearly not the highest and best use of the property in its prominent location on NW 36 Street. In its place would be an 11 story, 98,080 square foot hotel with 149 guest rooms, more fully realizing the parcel's potential, adding a new hotel to the City's inventory, while enhancing the NW 36 Street corridor specifically, and the City generally.

In addition, the hotel would provide numerous short term construction jobs, long term hotel jobs, and benefit other hotel service providers. The provision of a leased restaurant, highly visible from NW 36 Street, in addition the hotel restaurant is also welcomed

**RECOMMENDATION:** It is recommended that the request for site plan approval be granted, subject to the following condition.

1. Plans shall substantially comply with those submitted, as follows:

- Sheet A-000, COVER SHEET, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-004, SURVEY, by Manuel G. Vera & Associates, Inc., dated, December 15, 2014.
- Sheet A-005.1, LOCATION – ZONING DISTRICT, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-010, SITE DATA, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-050, SITE PLAN, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet L-001, PLANTING PLAN, by Studio Roberto Rovira, dated, signed and sealed February 3, 2016.
- Sheet A-100, GROUND & 2<sup>ND</sup> FLOOR PLAN, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-101, TYPICAL 3<sup>RD</sup>-6<sup>TH</sup>, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-102, TYPICAL 3<sup>RD</sup>-6<sup>TH</sup>, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-103, TYPICAL 3<sup>RD</sup>-6<sup>TH</sup>, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-104, PH (9 &10) AND ROOF, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-200, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-201, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-202, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-250, MATERIALS AND FINISHES, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-251, MATERIALS AND FINISHES, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-300, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-400, RENDERINGS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-401, RENDERINGS, by EOF Designs, dated, signed and sealed March 1, 2016.

Substantial compliance shall be at the sole determination of the City.

2. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
3. Any freestanding sign must be a monument type only, the design of which must be approved by staff.
4. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
5. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
6. The on-going maintenance of La Villa Drive, from the north property line south to NW 36 Street shall be the responsibility of the applicant, and/or successors.



**ZONING AND PLANNING BOARD  
CITY OF MIAMI SPRINGS, FLORIDA**

**PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD**

\*\*\*\*\*

**OFFICIAL USE ONLY**

Case No. : -ZP- Date: \_\_\_\_\_ Fees Paid/ Receipt No. : \_\_\_\_\_  
Date hearing is advertised: \_\_\_\_\_ Date set for Public Hearing: \_\_\_\_\_  
The owner and/or his/her agent has \_\_\_\_\_ has not \_\_\_\_\_ submitted a petition regarding the  
subject within the last six months.

\*\*\*\*\*

(I) (We) SALVATORE NATOLI of 4909 NW 36TH STREET  
Owners Name Address Petition Requested For

Hereby petition the City of Miami Springs, Florida, to review the instant petition for Zoning and Planning approval on the following legally described property:

The legal description is Legal description of properties attached at the back.  
Lot(s) Block Subdivision

The subject property is located at NW 36th & La Villa Drive

Interest of applicant to the premises affected: \_\_\_\_\_

(Owner / Lessee / Agent)

Lot Size: 2.87 acres Area of subject property: 1.58 acres  
Square feet or acres

Number of street frontage & name of street(s): NW 36th & La Villa Drive

Type of use and improvement proposed (state also whether new structures are to be built, existing structures used, or additions made to existing buildings): Existing properties are residential single family and commercial. Proposed use it will be a hotel, with commercial (restaurant) at bottom.

What reasons exist which permit the subject property to be used in accordance with the petition and supporting documentation. Please state the reasons: PROPERTY IS

located within the NW 36TH STREET DISTRICT which  
includes hotel & restaurants within their proposed use.

State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/project in the immediate neighborhood:

It will embellish the community, in special NW 36TH Street  
which is currently under developed and out dated.

What change or changing conditions make the approval of this proposed plan/project necessary? N/A

Are there any other circumstances which justify the approval of the plan/project? We

are following all requirements and criteria that  
the city has presented to us.

**If you are completing this application and are also the owner of the subject property, please complete the following:**

State of Florida:

County of Miami-Dade:

(I) (We) SUCRE L.L.C being duly sworn, depose and say that I/we own one or more of the properties involved in this petition and that I/we have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

  
Signature of Owner

Signature of Co-Owner

SALVATORE NATOLI

Printed Name of Owner

Printed Name of Co-Owner




Daytime Phone Number

The contents of this Petition are Sworn  
to and subscribed before me this 16  
day of Nov., 20 15.

Signature of Notary Public- State of Florida

Boris Morales

Print, Type, or Stamp Name of Notary Public  
BORIS MORALES  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF197771  
Expires 3/20/2019

Commission Expiration Date: 3/20/2019  
Personally known to me:  
Produced Identification:

Daytime Phone Number

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20 \_\_\_\_\_.

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date:  
Personally known to me:  
Produced Identification:

***If you are completing this application as an agent of the subject property owner, please complete the following:***

State of Florida:  
County of Miami-Dade:

(I) (We) \_\_\_\_\_, being duly sworn, depose and say that  
I/we serve as \_\_\_\_\_ for the owner(s) in making this petition and  
that the owner(s) have authorized me/us to act in this capacity. I/We have familiarized  
myself/ourselves with the rules and regulations of the Zoning and Planning Board with  
respect to preparing and filling this petition and that the foregoing statements contained  
herein and other information attached hereto, present the arguments in behalf of the petition  
herein requested to the best of my/our ability and that the statements and information referred  
to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Agent

Authorization Signature of Owner

Printed Name of Agent

Printed Name of Owner

Daytime Phone Number

Daytime Phone Number

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public- State of Florida

\_\_\_\_\_  
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public- State of Florida

\_\_\_\_\_  
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_

LEGAL DESCRIPTION:

PARCEL 1:

Lot 19, and the North 12.5 feet of Lot 18, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

Lots 11 and 12, LESS the South 15 feet, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 3:

Tract D, in Block 133, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPTING THEREFROM the North 150 feet of said Tract D and FURTHER LESS AND EXCEPTING THEREFROM those lands made part of the conveyance to the State Road Department for road purposes, as recorded in Deed Book 2381, Page 58, being the South 15 feet of Lot 13, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 4:

The South 40 feet of Lot 6 and all of Lot 7, 8 and 9, Block 133, Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida. ALSO KNOWN AS the South 40 feet of Lot 6 and the North 23 feet of Lot 7, in Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida; TOGETHER WITH the North 37 feet of Lot 8, and the South 27 feet of Lot 7, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida; TOGETHER WITH Lot 9, and the South 13 feet of Lot 8, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 5:

The South 62.5 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, ALSO KNOWN AS Lot 10, and the South 12.5 feet of Lot 9, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 6:

The South 62.5 feet of the North 127.5 feet of Tract A, Block 134, of the Revised Plat of Section 2

TRACT E  
(P.B. 34 PG. 40)

BLOCK 132  
(P.B. 10 PG. 79)

PARCEL 6:

The South 62.5 feet of the North 187.5 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, FORMERLY KNOWN AS Lot 8, LESS the North 25 feet thereof, and Lot 9, LESS the South 12.5 feet thereof, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 7:

The South 62.5 feet of the North 125 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, FORMERLY KNOWN AS Lot 8, LESS the South 25 feet and the South 37.5 feet of Lot 7, Block 134 of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 8:

Lot 18, LESS the North 12.5 feet, and the North 25.0 feet of Lot 17, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 9:

The North 62.5 feet of Tract A, Block 134, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, ALSO KNOWN AS Lot 7, LESS the South 37.5 feet, and all of Lot 6, Block 134, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 10:

The South 62.5 feet of the North 150 feet of Tract D, Block 133, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, ALSO KNOWN AS Lot 16, LESS the North 37.5 feet thereof, and all of Lot 15, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

PARCEL 11

The South 62.5 feet of the North 87.5 feet of Tract D, Block 133, of the Revised Plat of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida, FORMERLY KNOWN AS Lot 17, LESS the North 25 feet thereof, and the North 37.5 feet of Lot 16, Block 133, of Section 2 of Country Club Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.

March 7, 2016

Mr. Chris Heid  
Planning and Zoning Director  
City of Miami Springs  
201 Westward Drive  
Miami Springs, Florida, 33166

**Re: Sucre LLC – Request for Hearing from Zoning & Planning [Case # 03-ZP-16]**

Dear Mr. Heid:

We, Delant Construction Co. ("Delant") represents Sucre LLC (the "Applicant") and we are requesting a hearing for a hotel of +/- 150 rooms at 4909 NW 36<sup>th</sup> street, Miami Springs, Florida.

The Applicant owns 13 parcels totaling approximately 2.83 acres, located on the north side of N.W. 36<sup>th</sup> street and adjacent to La Villa Drive and Minola Drive. The purpose of this letter is to get the approval from the Planning and Zoning Department so that we can proceed and get a Building Permit. For the purpose of the hotel (Wyndham Garden) we only intend to use +/- 1.77 acres of the acquired land to provide the hotel, required landscape and parking facilities.

The parcels mentioned above are located within the 'Northwest 36<sup>th</sup> street district' as disclosed in the Article XV as 'Large Scale Commercial Development District' within the Code of Ordinances of the City of Miami Springs.

It is our intention to build this hotel to service the City of Miami Springs and the families and business who travels thru the gateway of Miami International Airport. We believe this project will enhance the commercial district of Miami Springs and it will promote the revitalization of NW 36<sup>th</sup> street as it will benefit the residents of this city.

The Project complies with the zoning requisites and the present code. We respectfully request your favorable review and approval of this application. Should you have any questions, comments or require additional information please do not hesitate to contact me at (786) 253-1524.

Sincerely,



Emmanuel Ortiz  
Delant Construction Co.

cc: SUCRE LLC  
Salvatore Natoli





**PLANNER & DESIGNER:**  
**EOF DESIGNS LLC**  
 11501 NE 10 AVE, MIAMI, FL, 33161

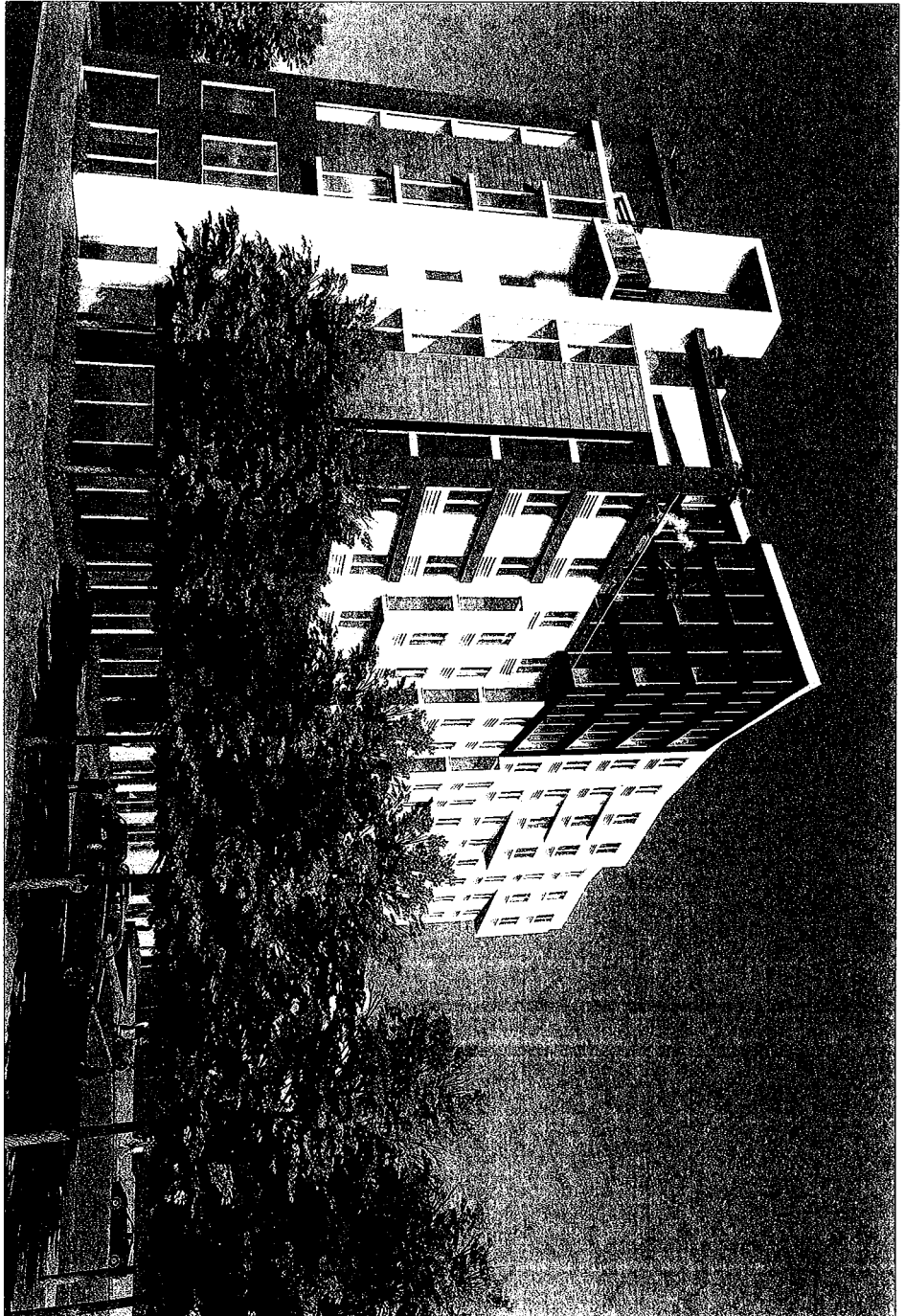
**ARCHITECT:**  
**MODIS ARCHITECTS**  
 4955 SW 75TH AVENUE, MIAMI, FL, 33155

**LANDSCAPE ARCHITECT:**  
**STUDIO ROBERTO ROVIRA**  
 P.O. BOX 140472  
 CORAL GABLES, FL 33114

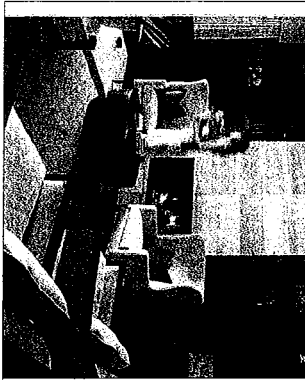
**CIVIL ENGINEER:**  
**SRS ENGINEERING, INC.**  
 5001 SW 74TH COURT, MIAMI, FL, SUITE 201

**STRUCTURAL ENGINEER:**  
**UNITED ENGINEERING, INC.**  
 9700 S. DIKE HIGHWAY, SUITE 690, MIAMI, FL, 33155

**MEP ENGINEER:**  
**RPU INC.**  
 4977 SW 74TH COURT, MIAMI, FL, 33155



PLANNING AND ZONING SUBMITTAL (2016-02-15)



A-000

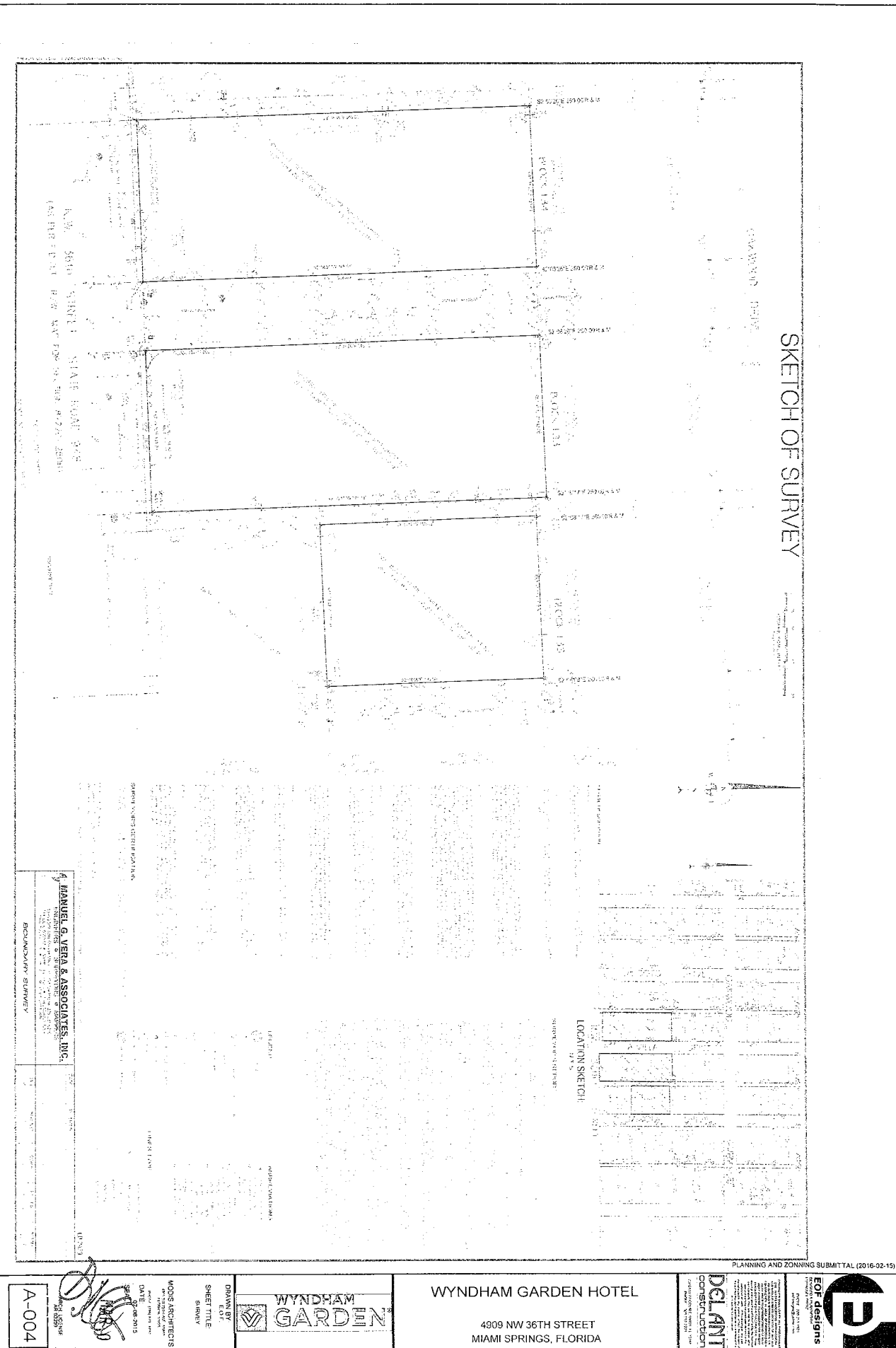
*[Signature]*  
 DATE: 02/17/2016  
 SCALE: 1/8" = 1'-0"  
 WORKING ARCHITECT'S  
 SEAL AND SIGNATURE  
 ARCHITECTS  
 2016

SHEET TITLE  
 COVER SHEET



**WYNDHAM GARDEN HOTEL**  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA

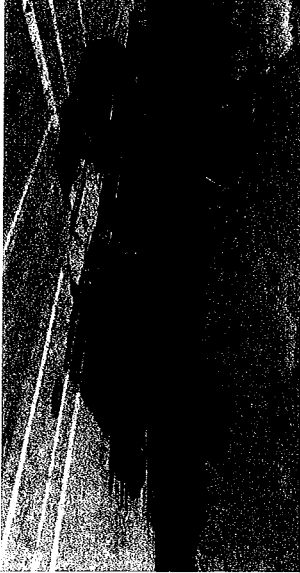
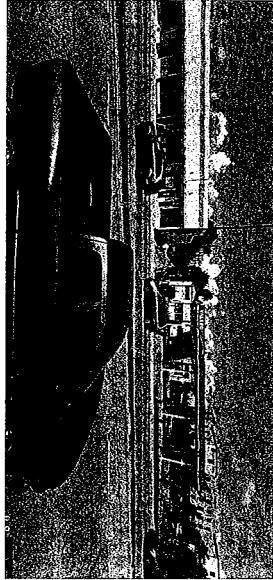




# ARTICLE XV = LARGE SCALE COMMERCIAL DEVELOPMENT DISTRICT

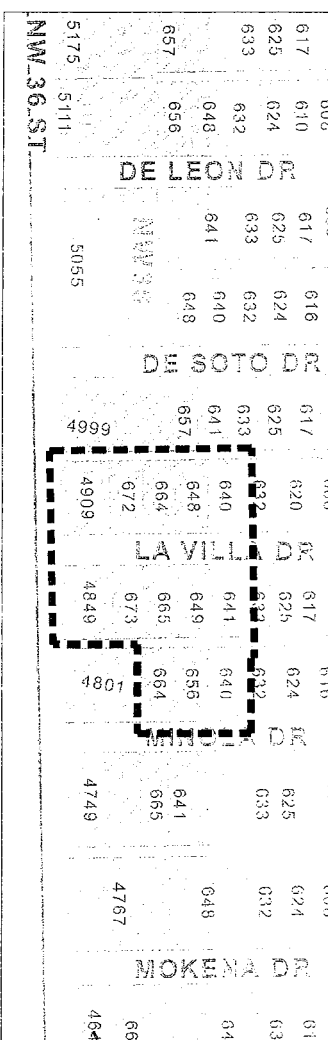
SEC. 150-164 - NORTHWEST 36TH STREET DISTRICT  
 (A) PURPOSE. THE PURPOSE OF THE NW 36TH STREET DISTRICT IS TO PROVIDE FOR SUCCESSFUL COMMERCIAL OPERATIONS THAT ENHANCE THE DISTRICT, PROVIDE ARCHITECTURAL FEATURES THAT SUPPORT HISTORIC MIAMI SPRINGS DESIGN STANDARDS AND ENHANCE OVERALL COMMERCIAL REVITALIZATION.  
 (B) PERMITTED USES: HOTELS

TOTAL PROPERTY AREA 2.87 ACRES = 125,000 SQ. FT.  
 HOTEL AREA PROJECT 1.59 ACRES = 69,148 SQ. FT. (55% OF ENTIRE PROPERTY)



3 SITE PICTURES - STREET VIEW

## 1 ZONING MAP - LOCATION OF NW 36TH STREET DISTRICT



2 ZONING MAP ENLARGEMENT - PROPERTIES INVOLVED

**Zoning Maps**  
 The City of Miami has adopted the following zoning maps:  
 - The City of Miami Zoning Ordinance, Chapter 22A, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22B, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22C, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22D, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22E, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22F, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22G, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22H, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22I, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22J, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22K, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22L, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22M, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22N, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22O, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22P, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22Q, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22R, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22S, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22T, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22U, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22V, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22W, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22X, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22Y, Miami Code.  
 - The City of Miami Zoning Ordinance, Chapter 22Z, Miami Code.

PLANNING AND ZONING SUBMITTAL (2016-02-15)

### WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA



A-005

WYNDHAM GARDEN HOTEL  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA 33166  
 DATE: 02/17/2016  
 SHEET TITLE: ZONING MAP ENLARGEMENT - PROPERTIES INVOLVED  
 MOORE ARCHITECTS  
 10000 WYNDHAM GARDEN DRIVE  
 MIAMI SPRINGS, FLORIDA 33166  
 305.480.1234  
 2016

# ARTICLE XV = LARGE SCALE COMMERCIAL DEVELOPMENT DISTRICT

**MUNICIPAL SEC. 30-104, NORTHWEST 36TH STREET (DISTRICT)**  
 (A) PURPOSE: THE PURPOSE OF THE NW 36TH STREET DISTRICT IS TO PROVIDE FOR SUCCESSFUL COMMERCIAL OPERATIONS THAT ENHANCE THE DISTRICT, IMPROVE THE QUALITY OF THE ENVIRONMENT, AND ENHANCE OVERALL COMMERCIAL REVITALIZATION.  
 (B) PERMITTED USES: HOTELS

TOTAL PROPERTY AREA 2.87 ACRES = 125,000 SQ. FT.  
 HOTEL AREA PROJECT 1.56 ACRES = 68,148 SQ. FT. (55% OF ENTIRE PROPERTY)  
 LOT ADDRESS 4909 NW 36TH STREET, MIAMI SPRINGS, FLORIDA

## COMPREHENSIVE PLAN: ADOPTED: MARCH 12, 2012

THE CITY OF MIAMI, FLORIDA, HAS ADOPTED THIS DISTRICT EXTENDING FROM CLINTON PARKWAY ON THE WEST TO THE EAST CANAL INTERSECTING WITH NW 36TH STREET ON THE EAST. THIS DISTRICT IS INTENDED TO ENCOURAGE LARGE-SCALE DEVELOPMENTS OF A WIDE RANGE OF COMPATIBLE AND COMPLIMENTARY USES, SUCH AS TO WIT:  
 1) OFFICE AND COMMERCIAL BUSINESS  
 2) RESTAURANTS  
 3) HOTELS  
 4) RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH THE CITY CHARTER.  
 5) MIXED-USE PROJECTS.  
 6) RETAIL SERVICE OPERATIONS.  
 7) OTHER ENTERPRISES NOT INCONSISTENT WITH THE INTENT OF THE DISTRICT THAT MAY BE PROVIDED IN THE FUTURE DURING DISTRICT BOUNDARY REGULATIONS.

**MAXIMUM HEIGHT** 120 FEET  
**MINIMUM LOT WIDTH** N/A  
**MAXIMUM F.A.R. (FLOOR AREA RATIO)** 77,390 SQ. FT. X 3.1223 = 240,500 SQ. FT. (98,000 SQ. FT. PROVIDED)  
**LANDSCAPING** 10% OF SITE 77,390 SQ. FT. (10,174 SQ. FT.) 14,564 SQ. FT. PROVIDED

**MINIMUM BUILDING SETBACK (FT)** 10'-0"  
**FRONT** 5'-0" / 15'-0"  
**INTERIOR SIDE** 10'-0"  
**ADJACENT TO RESIDENTIAL** 14'-0"

## GUESTROOM MIX:

ROOM TYPE	NO. OF ROOMS	SQ. FT. PER ROOM	TOTAL SQ. FT.	PERCENT OF TOTAL
ONE	6	1,000	6,000	6.0%
TWO	1	1,000	1,000	1.0%
THREE	1	1,000	1,000	1.0%
FOUR	1	1,000	1,000	1.0%
FIVE	1	1,000	1,000	1.0%
SIX	1	1,000	1,000	1.0%
SEVEN	1	1,000	1,000	1.0%
EIGHT	1	1,000	1,000	1.0%
NINE	1	1,000	1,000	1.0%
TEN	1	1,000	1,000	1.0%
ELEVEN	1	1,000	1,000	1.0%
TWELVE	1	1,000	1,000	1.0%
THIRTEEN	1	1,000	1,000	1.0%
FOURTEEN	1	1,000	1,000	1.0%
FIFTEEN	1	1,000	1,000	1.0%
SIXTEEN	1	1,000	1,000	1.0%
SEVENTEEN	1	1,000	1,000	1.0%
EIGHTEEN	1	1,000	1,000	1.0%
NINETEEN	1	1,000	1,000	1.0%
TWENTY	1	1,000	1,000	1.0%
TOTAL	20	1,000	20,000	20.0%

## PARKING REQUIREMENTS

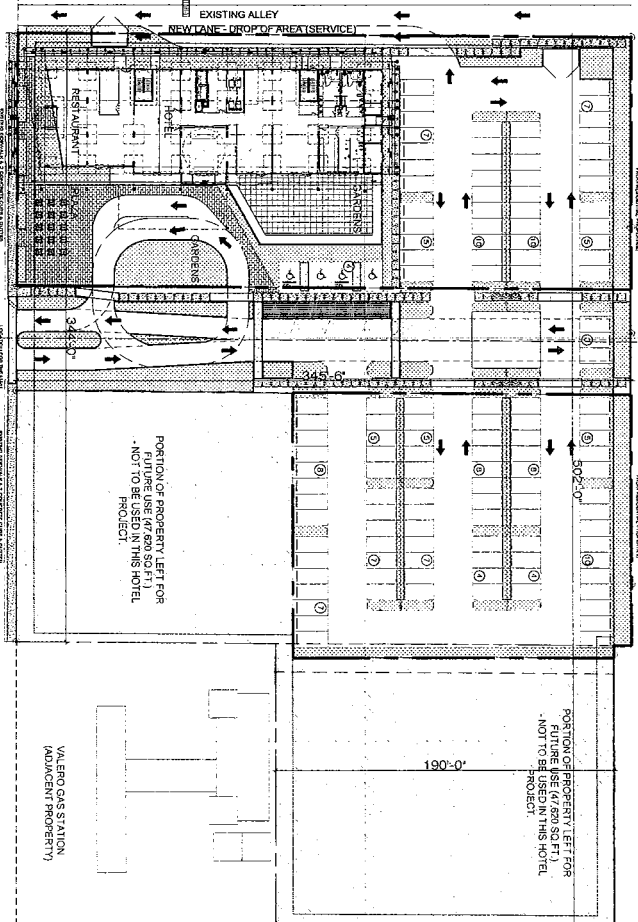
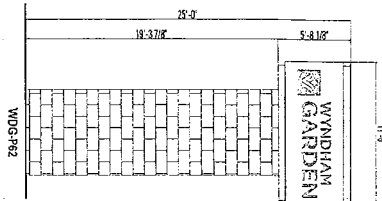
- HOTEL
    - 1 SPACE FOR EVERY 20 UNITS = 20 SPACES
    - 1 SPACE FOR EVERY OTHER TWO ROOMS = 150-20-1302 = 66 SPACES
    - RESTAURANT & BARS (PER 100 SQ. FT.) = 2,380 SQ. FT. / 100 = 24 SPACES
    - LOBBY BAR = 790 SQ. FT. / 100 = 8 SPACES
    - PILOT BAR & LOUNGE = 1,870 SQ. FT. / 100 = 19 SPACES
- TOTAL = 119 PROVIDED 116 REQUIRED

## F.A.R. (DETERMINED BY DESIGN BONUS)

- DESIGN CATEGORY**  
 A. SITE PLANNING AND DESIGN  
 B. BUILDING FEATURES  
 C. IMPROVEMENTS, RIGHTS-OF-WAY AND ON SITE PUBLIC SPACES  
 D. LANDSCAPING  
 E. CONSTRUCTION OF A PORTE COCHERE  
 F. LANDSCAPE MAINTENANCE - THIS BONUS APPLIES TO LANDSCAPING THAT HAS A MINIMUM AVERAGE HEIGHT AT TIME OF PLANTING  
 G. STREET TREES, GRATES AND IRRIGATION - LANDSCAPING ON THE PUBLIC RIGHT-OF-WAY SHALL OCCUR FOR THE ENTIRE STREET FRONTAGE OF THE PROJECT ON CENTER OF PALMS AND 30 FEET ON CENTER FOR CANOPY TREES. SHALL ONLY BE AWARDED IF FUNDED BY THE DEVELOPER.  
 H. LIGHTING - INSTALLATION OF PROGRAMMABLE LIGHTING PER REVITALIZATION SPECIALIST SELECTION AND RECOMMENDATION

DESIGN CATEGORY	AMOUNT OF F.A.R. BONUS
A. SITE PLANNING AND DESIGN	0.25
B. BUILDING FEATURES	0.01 PER HOTEL ROOM (0.01 X 100 = 1.00)
C. IMPROVEMENTS, RIGHTS-OF-WAY AND ON SITE PUBLIC SPACES	0.25
D. LANDSCAPING	0.25
E. CONSTRUCTION OF A PORTE COCHERE	0.25
F. LANDSCAPE MAINTENANCE	0.25
G. STREET TREES, GRATES AND IRRIGATION	0.25
H. LIGHTING	0.25
TOTAL F.A.R. BONUS	2.00 = 20.0% MAXIMUM ALLOWED

## 2 MAIN ENTRANCE SIGNAGE



## 1 USE OF LAND

SCALE: 1"=4500'

A-010

WYNDHAM GARDEN HOTEL  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA

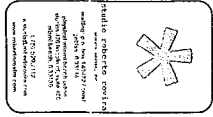
WYNDHAM GARDEN  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN HOTEL  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN HOTEL  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA

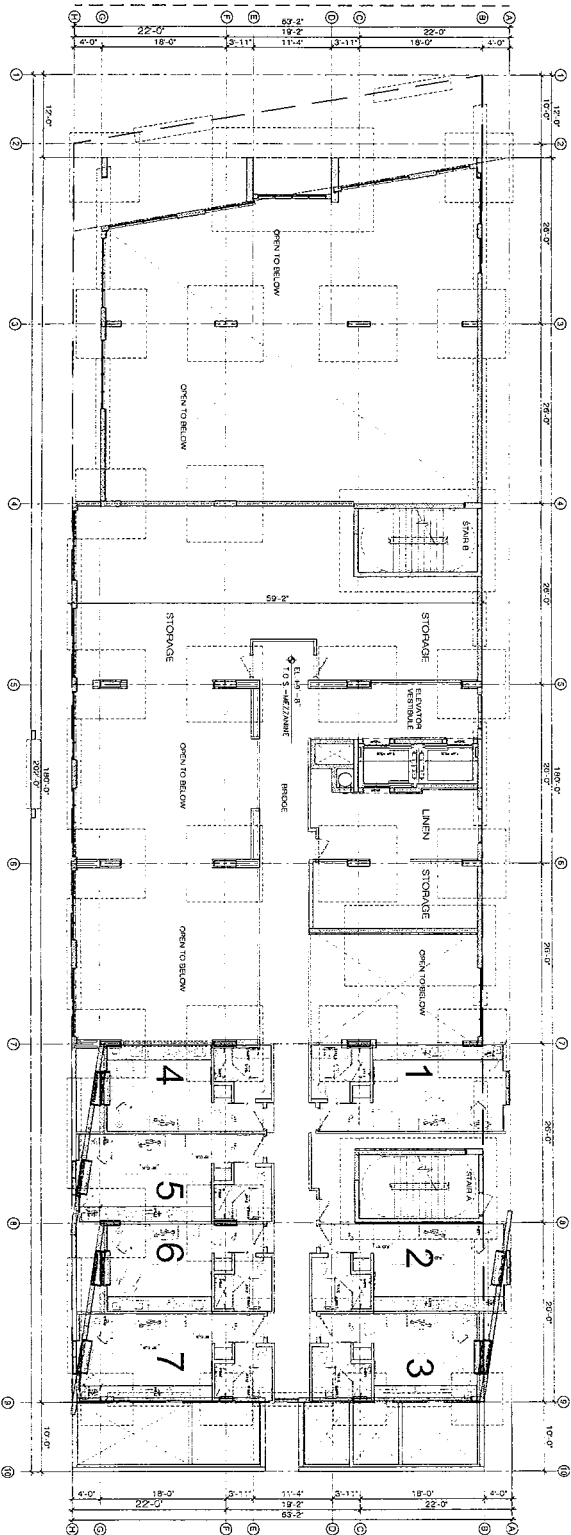
WYNDHAM GARDEN HOTEL  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA





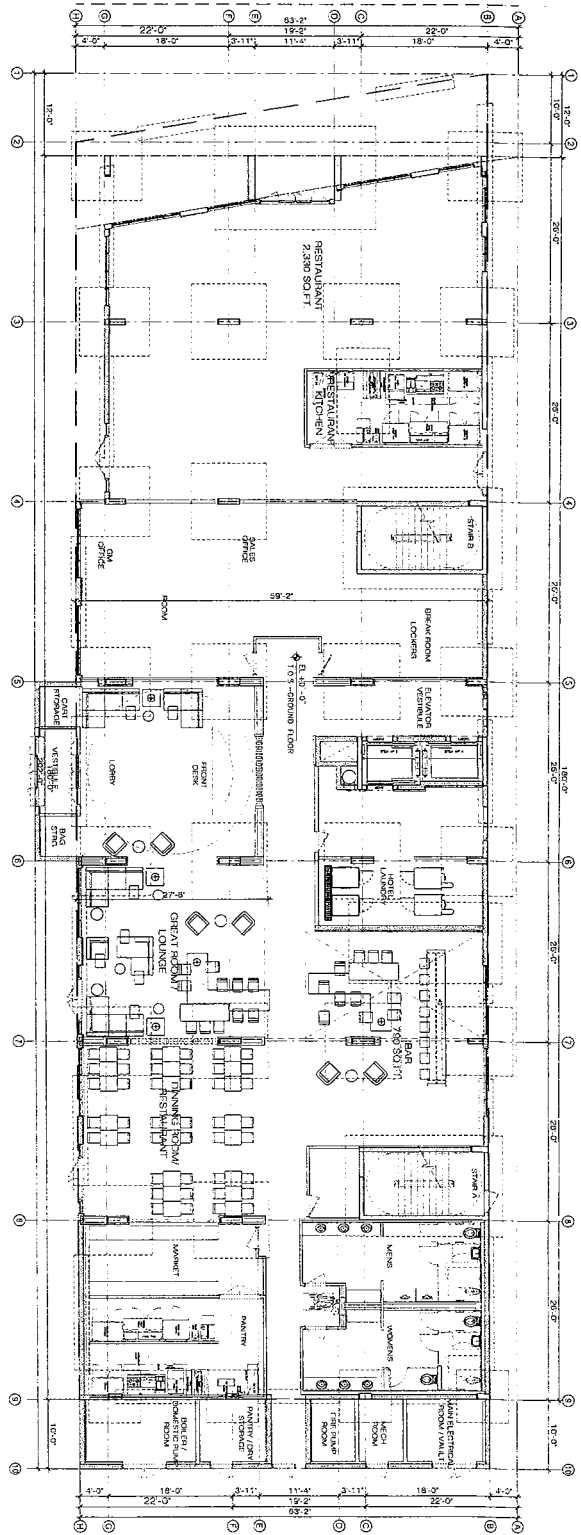


2 GROUND FLOOR PLAN - MEZZANINE



SCALE: 1/8" = 1'-0"

1 GROUND FLOOR PLAN



SCALE: 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

**WYNDHAM GARDEN HOTEL**  
4909 NW 36TH STREET  
MIAMI SPRINGS, FLORIDA

**DELANTI**  
CONSULTANTS

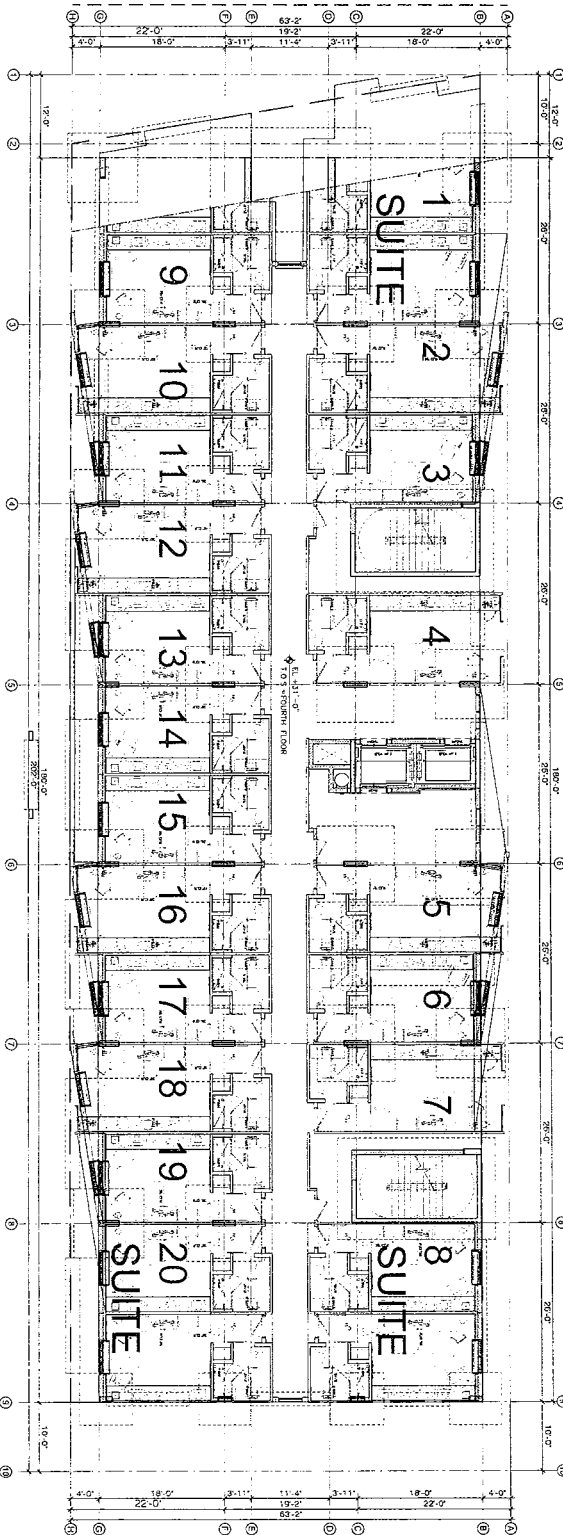
**EOF designs**  
PLANNING & ZONING  
ARCHITECTURE

**WYNDHAM GARDEN**

**MOIS ARCHITECTS**  
DATE: 03/02/2016  
DRAWN BY: E.O.T.  
SHEET TITLE: GROUND & 2ND FLOOR PLAN

**A-100**

2 TYPICAL A - 4TH FLOOR



SCALE: 1/8" = 1'-0"

A-101

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

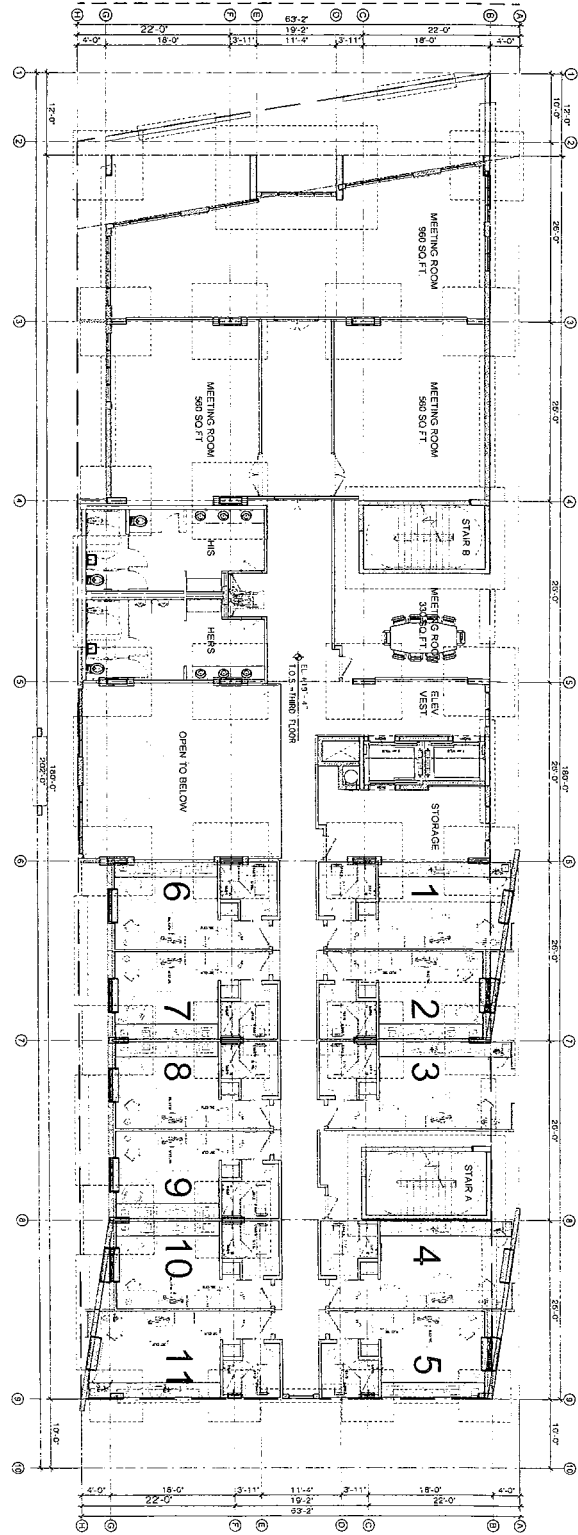
WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

WYNDHAM GARDEN  
ARCHITECTS  
DATE: 02-08-2015  
SCALE: 1/8" = 1'-0"

1 3RD FLOOR - MEETING ROOMS



SCALE: 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

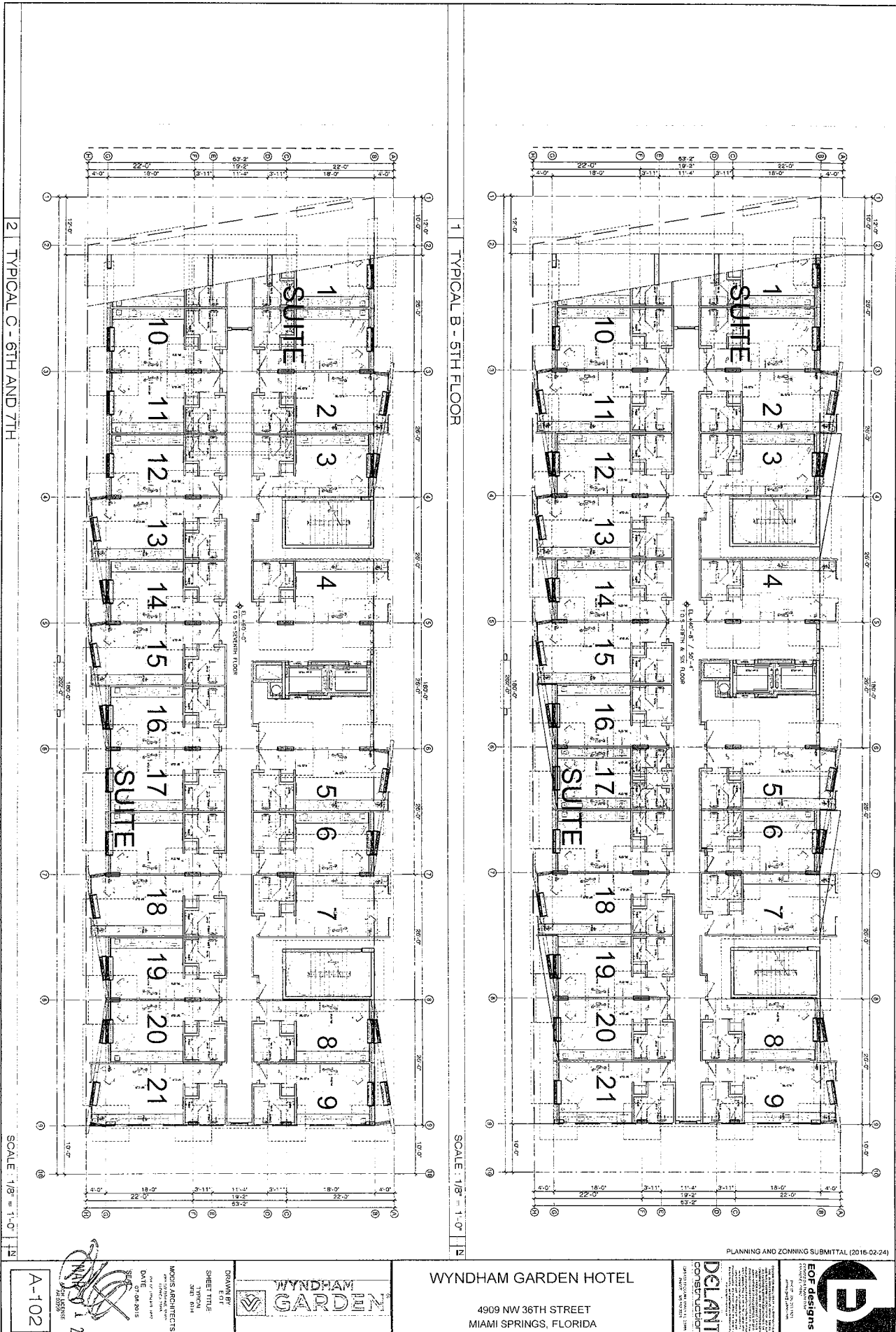
WYNDHAM GARDEN HOTEL  
4909 NW 36TH STREET  
MIAMI SPRINGS, FLORIDA

DELANT  
CONSTRUCTION

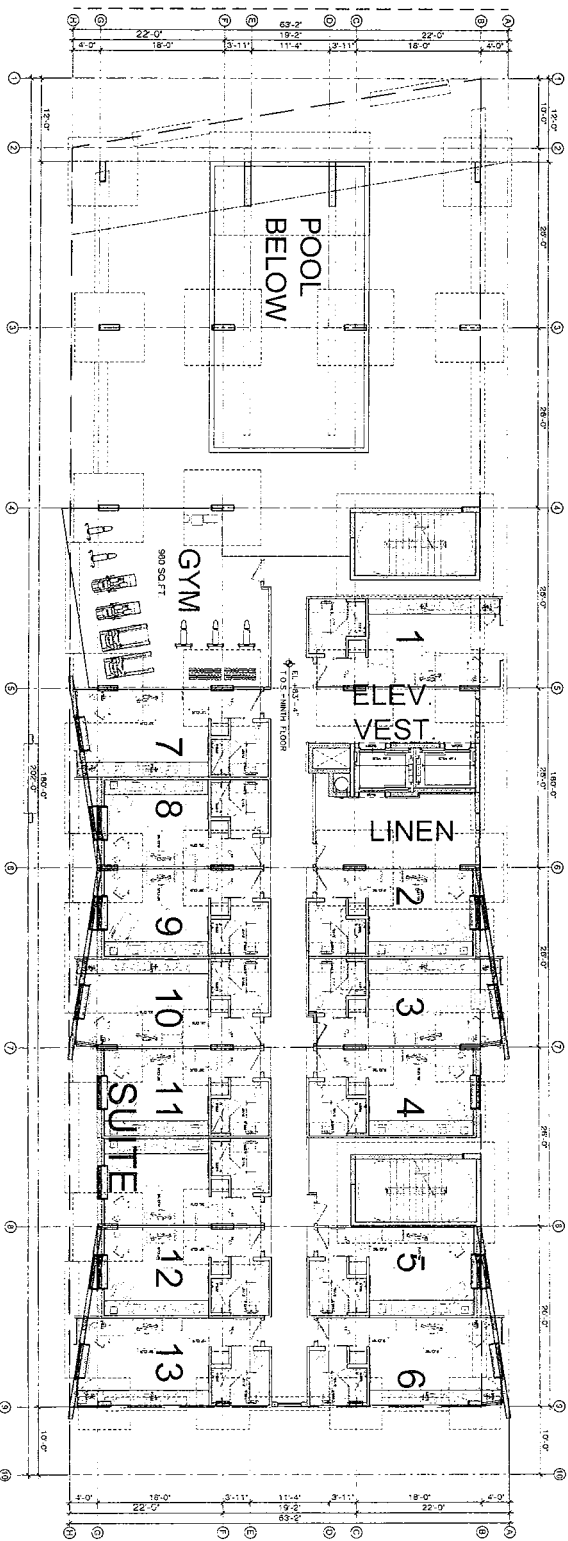
EDF designs  
ARCHITECTS

EDF designs  
ARCHITECTS

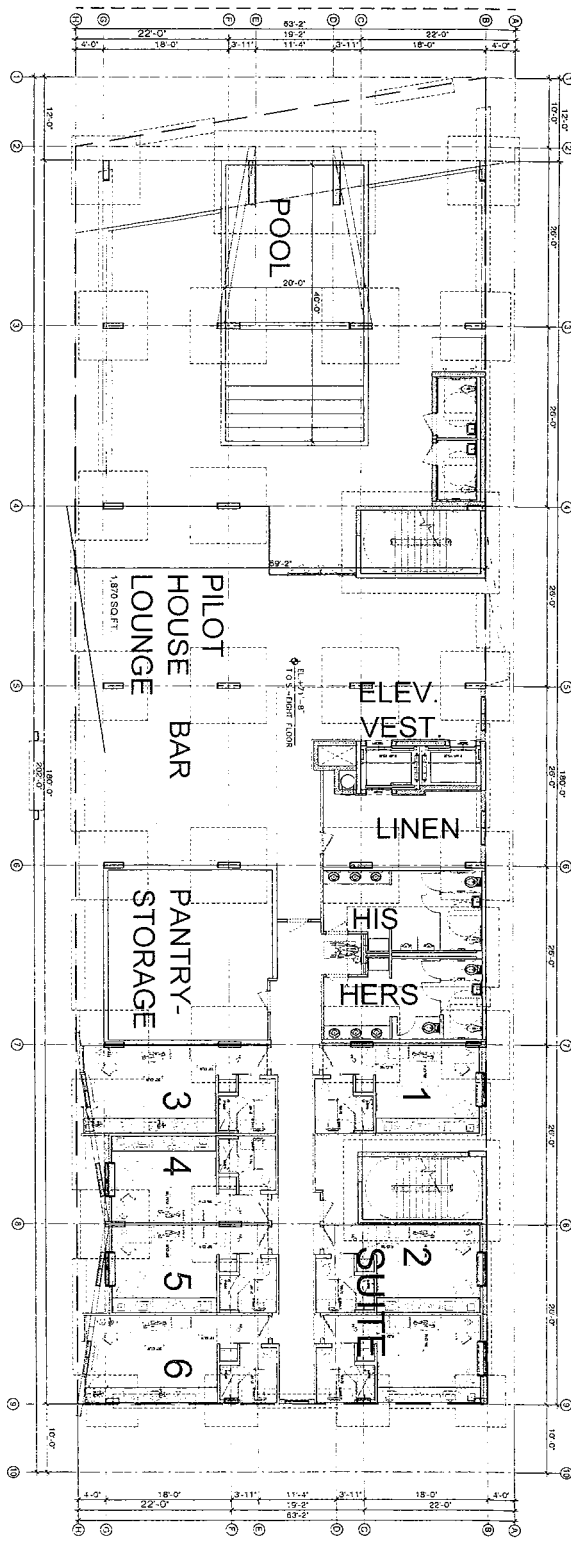
EDF designs  
ARCHITECTS



2 9TH FLOOR PLAN (GYM)



1 8TH FLOOR PLAN (PILOT HOUSE & POOL)



SCALE: 1/8" = 1'-0"

A-103

MOOS ARCHITECTS  
ARCHITECTS  
DATE: 3/2/2016  
PROJECT: WYNDHAM GARDEN HOTEL  
SHEET: A-103



WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET  
MIAMI SPRINGS, FLORIDA

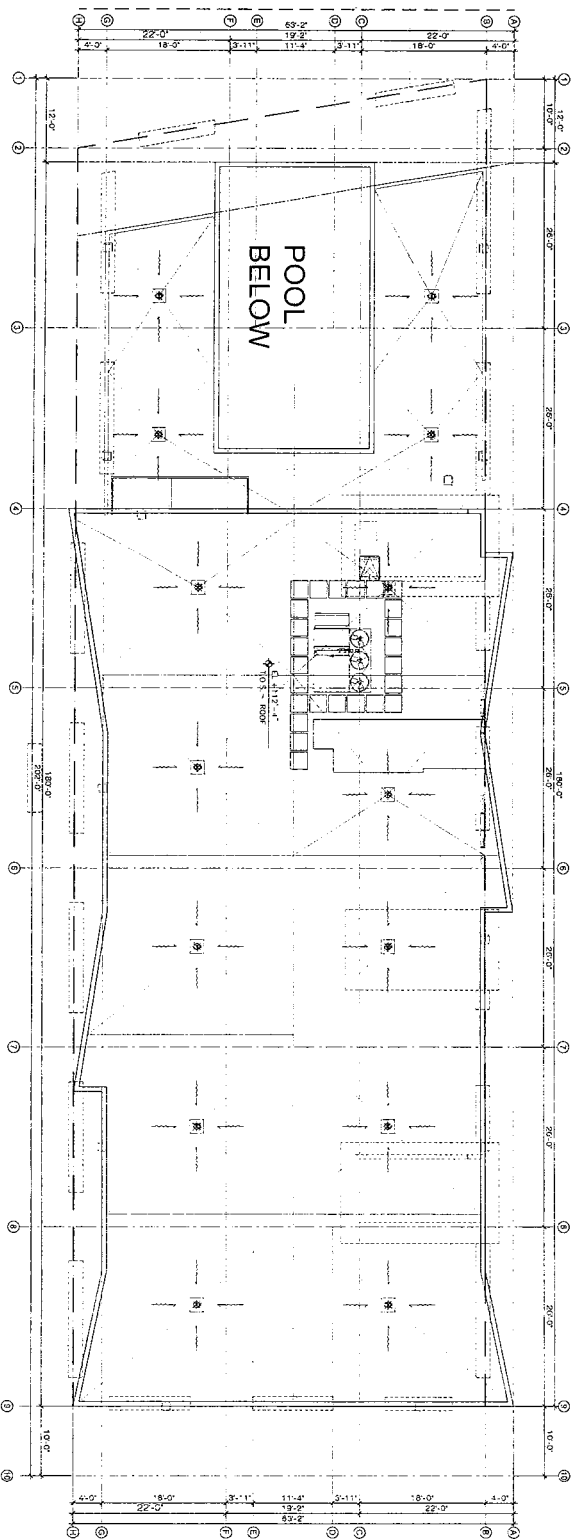
DELANT  
CONSTRUCTION

PLANNING AND ZONING SUBMITTAL (2016-02-24)

EOE designs



2 ROOF FLOOR PLAN



SCALE : 1/8" = 1'-0"

A-104

DATE: 3/2/2016

BY: [Signature]

2016

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

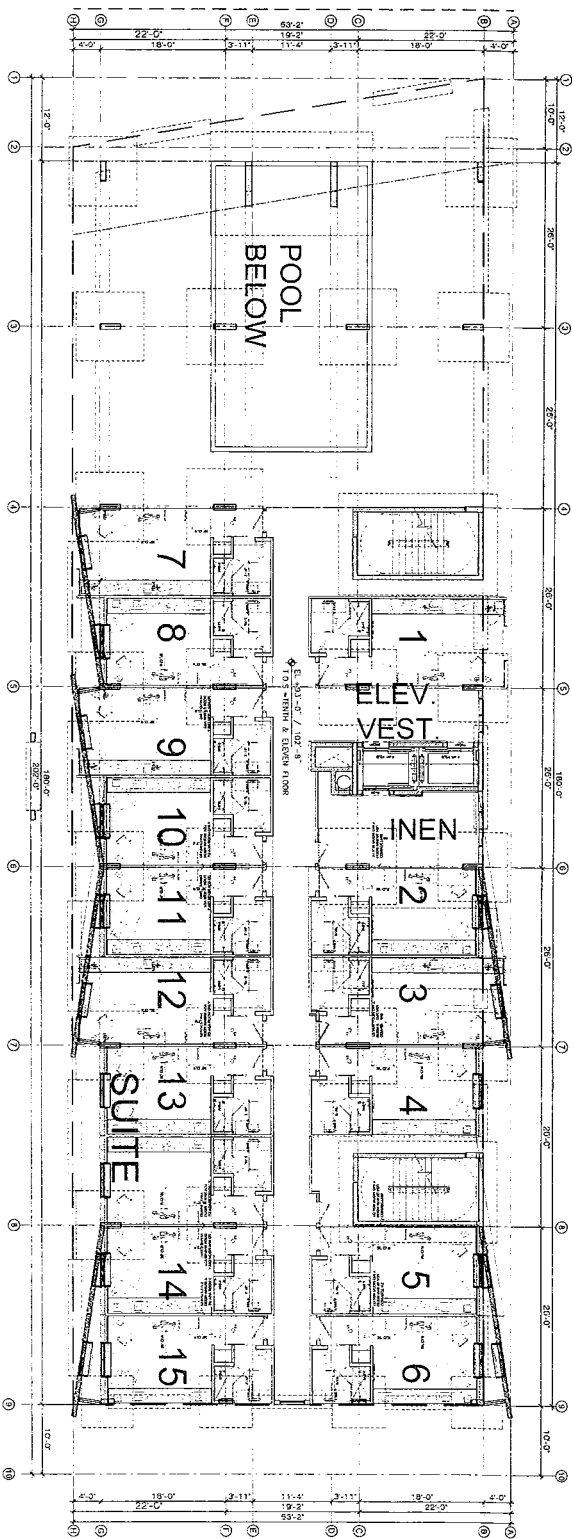
4909 NW 36TH STREET

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

4909 NW 36TH STREET

1 PENTHOUSE FLOOR PLAN (10TH & 11TH FLOOR PLAN)



SCALE : 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

**WYNDHAM GARDEN HOTEL**  
4909 NW 36TH STREET  
MIAMI SPRINGS, FLORIDA

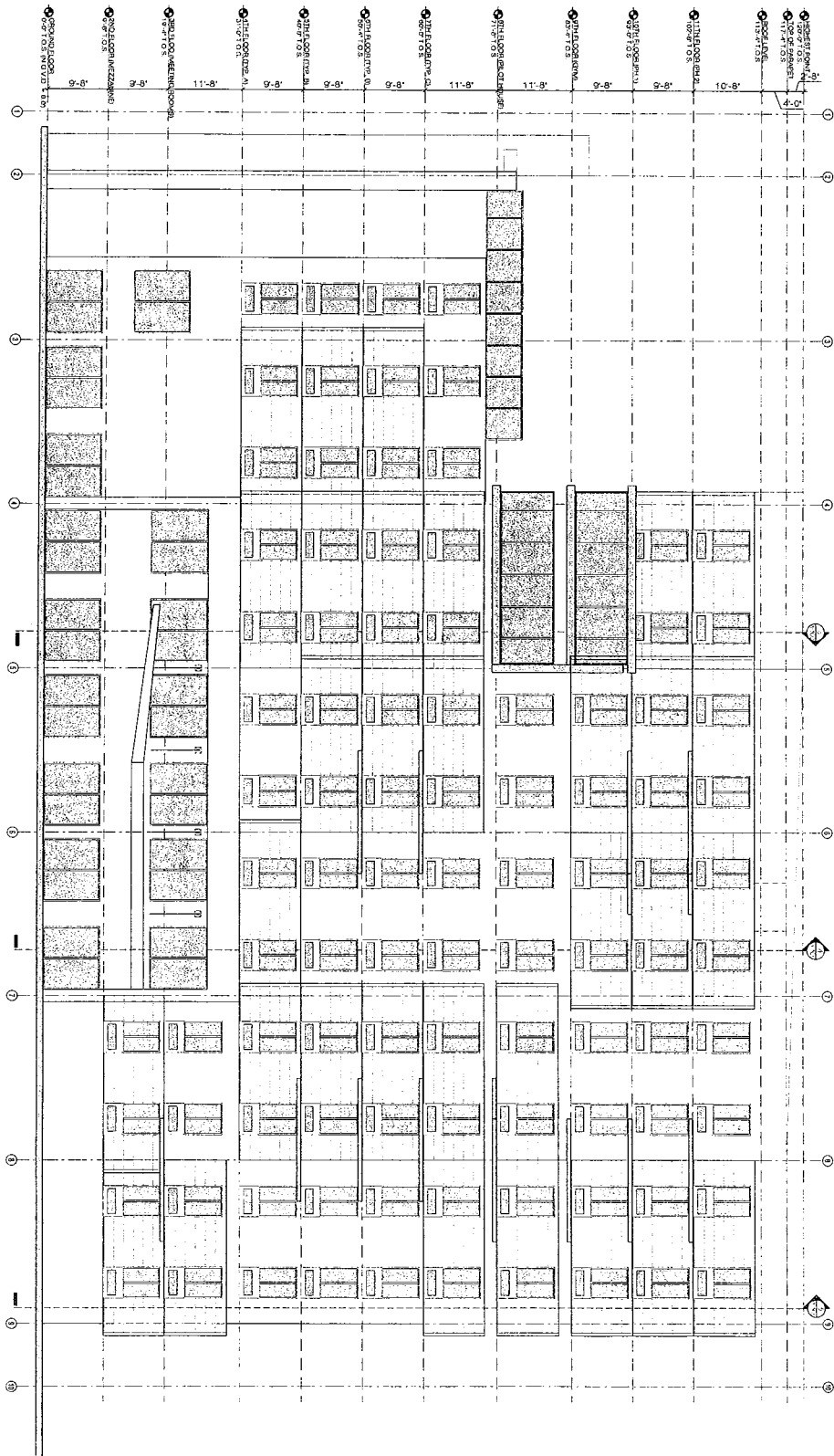
**DELANT CONSTRUCTION**

**EOF designs**

**PLANNING AND ZONING SUBMITTAL (2016-02-24)**

1 WEST ELEVATION (LA VILLA DRIVE)

SCALE: 1/8" = 1'-0"



<p><b>A-200</b></p> <p>DATE: 01/08/2015          BY: [Signature]          CHECKED: [Signature]</p>	<p>WYNDHAM GARDEN</p>	<p>WYNDHAM GARDEN HOTEL</p> <p>4909 NW 36TH STREET          MIAMI SPRINGS, FLORIDA</p>	<p>DELANT Construction</p>	<p>FOR designs</p>	<p>PLANNING AND ZONING SUBMITTAL (2016-02-24)</p>
	<p>DRIVING OFF SHEET</p> <p>REVISIONS:</p> <p>NOTES ARCHITECT'S</p> <p>DATE: 01/08/2015</p>	<p>2016</p>			

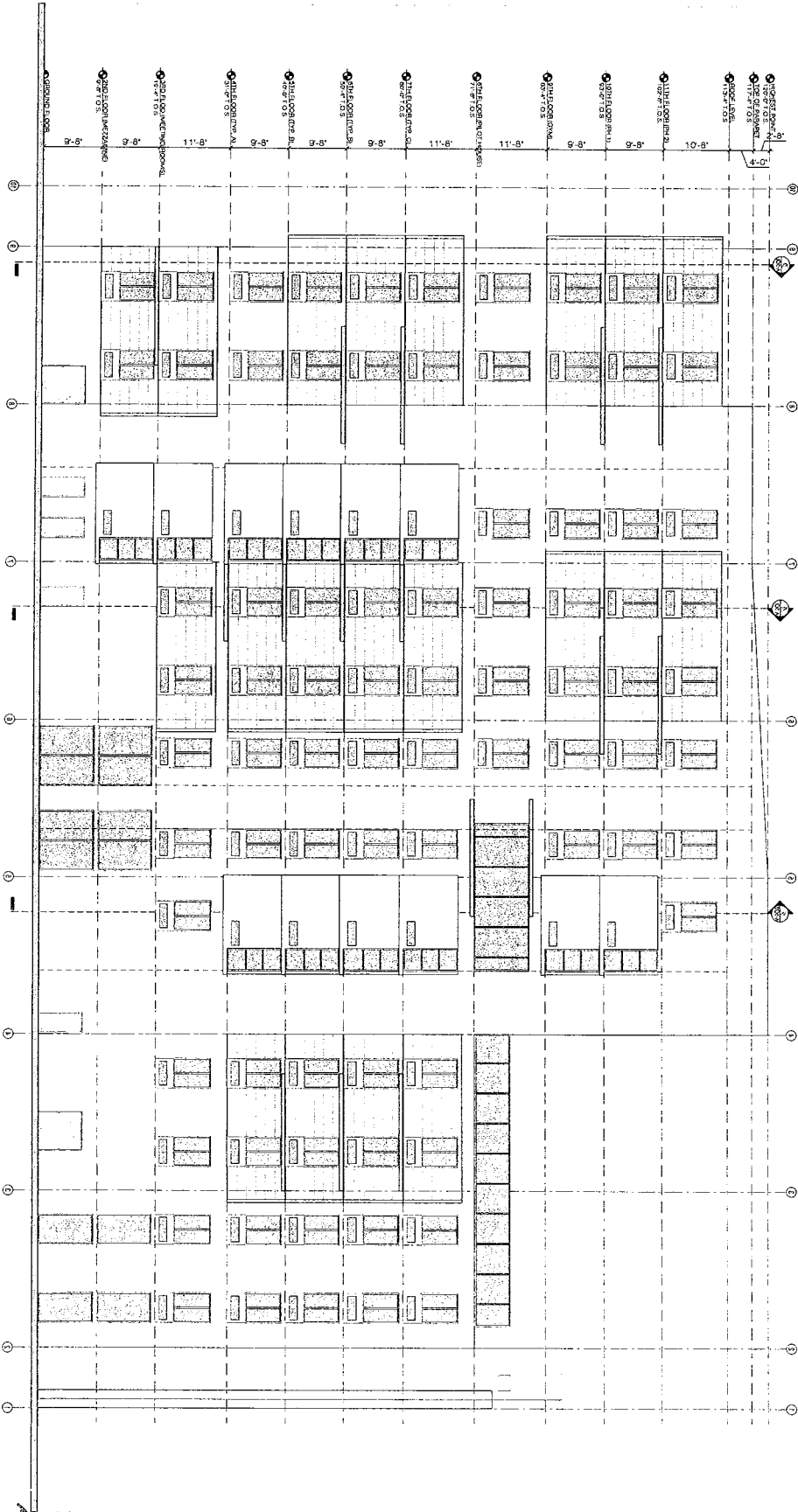


1 EAST ELEVATION (ALLEY-MC DONALDS)

SCALE: 1/8" = 1'-0"

A-201

1 2016



PLANNING AND ZONING SUBMITTAL (2016-02-24)



WYNDHAM GARDEN HOTEL

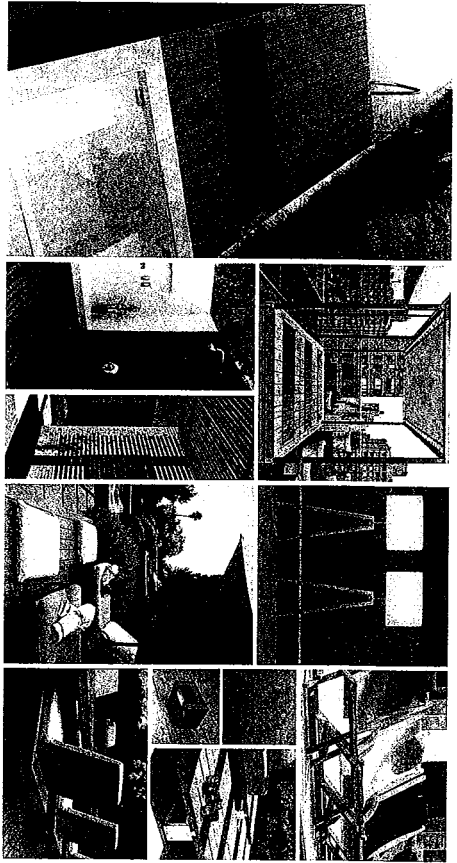
4909 NW 36TH STREET  
MIAMI SPRINGS, FLORIDA

DELANT  
CONSTRUCTION

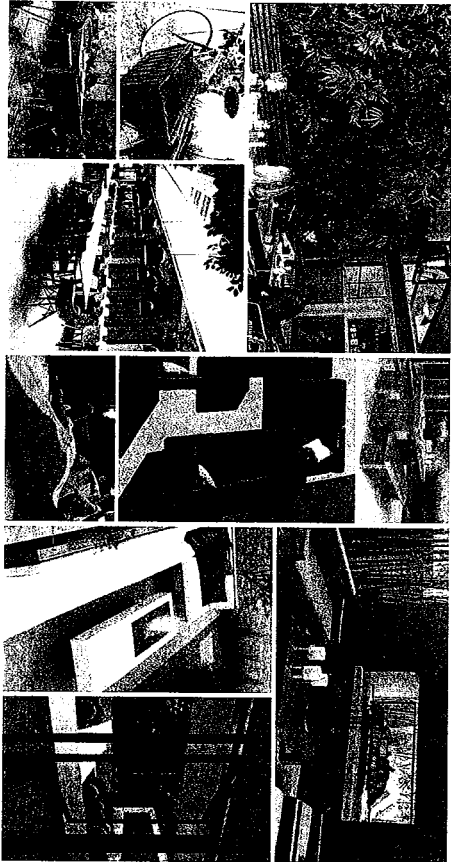
**EOJ designs**  
ARCHITECTS  
10000 NW 36TH STREET, SUITE 200  
MIAMI SPRINGS, FLORIDA 33166  
TEL: 781.234.1234  
WWW.EOJDESIGNS.COM

**MODS ARCHITECTS**  
10000 NW 36TH STREET, SUITE 200  
MIAMI SPRINGS, FLORIDA 33166  
TEL: 781.234.1234  
WWW.MODSARCHITECTS.COM

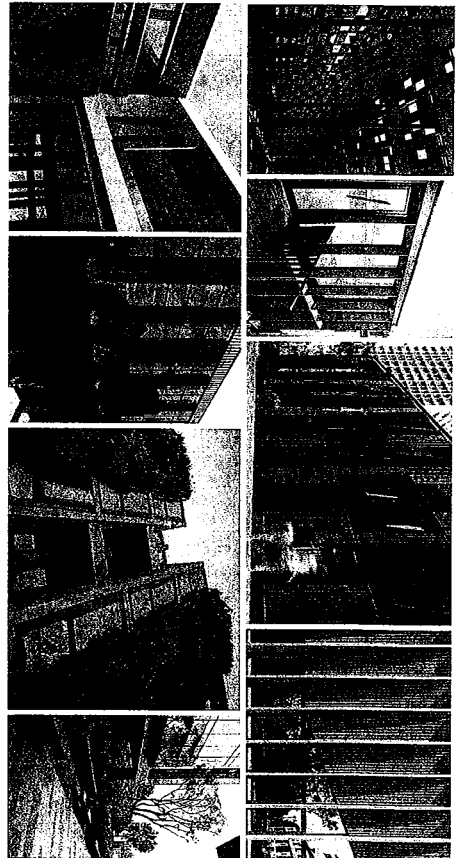




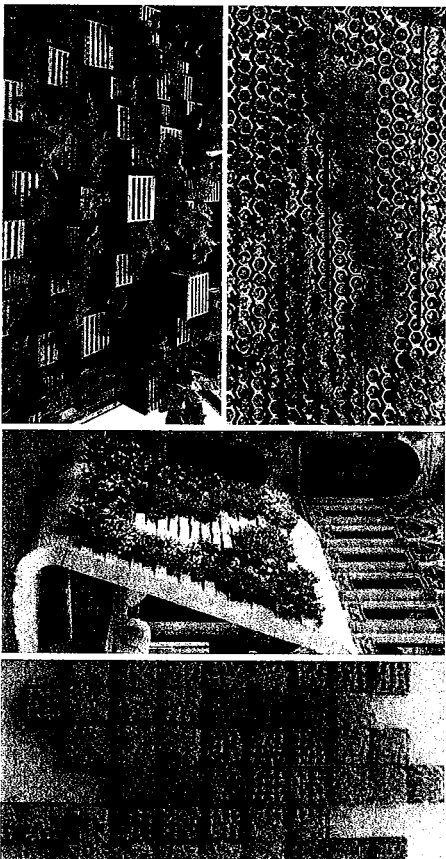
OUTDOOR SPACES - rejuvenating and relaxing



OUTDOOR SPACES - lounging and socializing



EXTERIORS - aspirational wood frames and green elements



OUTDOOR GREEN ART - larger space defining elements

**EOT designs**  
 ENVIRONMENTAL  
 ORGANIZATION  
 THOUGHTS  
 DESIGN  
 1000 N. W. 10th St.  
 Suite 100  
 Miami, FL 33136  
 Phone: 305.555.1000  
 Fax: 305.555.1001  
 Email: info@eotdesigns.com  
 Website: www.eotdesigns.com

**DELANT**  
 construction  
 1000 N. W. 10th St.  
 Suite 100  
 Miami, FL 33136  
 Phone: 305.555.1000  
 Fax: 305.555.1001  
 Email: info@delant.com  
 Website: www.delant.com

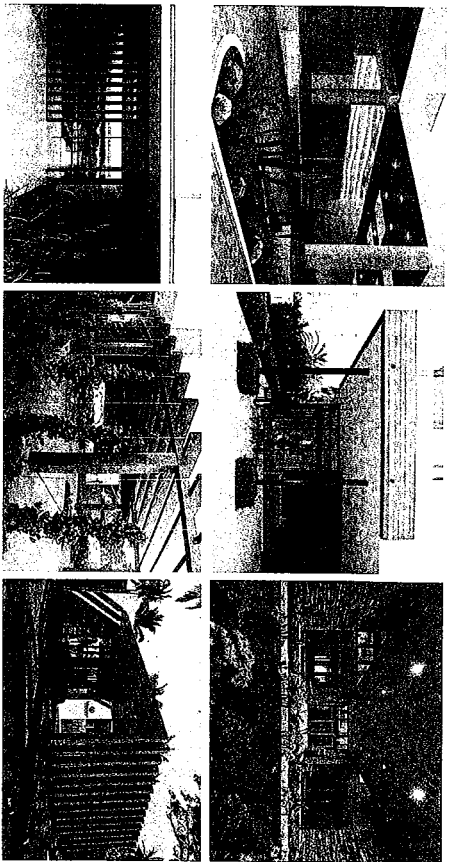
WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA

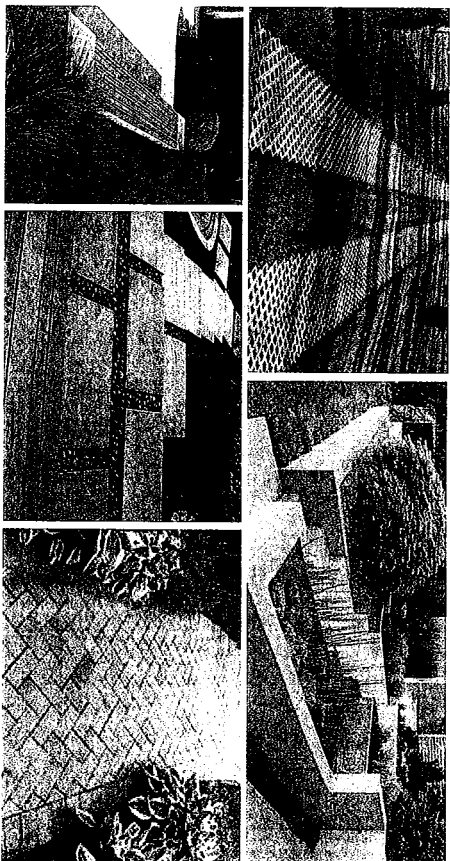
**WYNDHAM GARDEN**

DRAWN BY  
 SHEET TITLE  
 DATE  
 MODS ARCHITECTS

DATE: 10/15/2015  
 SHEET: A-250  
 2015



ARRIVAL - trellis systems and wood canopies, stone and steel details



ARRIVAL - pavers and planters, patterns and textures



**EOF designs**  
ARCHITECTURAL DESIGN  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
PLANNING & CONSULTING

10000 NW 15th Avenue, Suite 100  
Miami, FL 33187  
Tel: 305.444.1111  
Fax: 305.444.1112  
www.eofdesigns.com

**DELANT**  
CONSTRUCTION  
GENERAL CONTRACTOR  
10000 NW 15th Avenue, Suite 100  
Miami, FL 33187  
Tel: 305.444.1111  
Fax: 305.444.1112  
www.delantconstruction.com

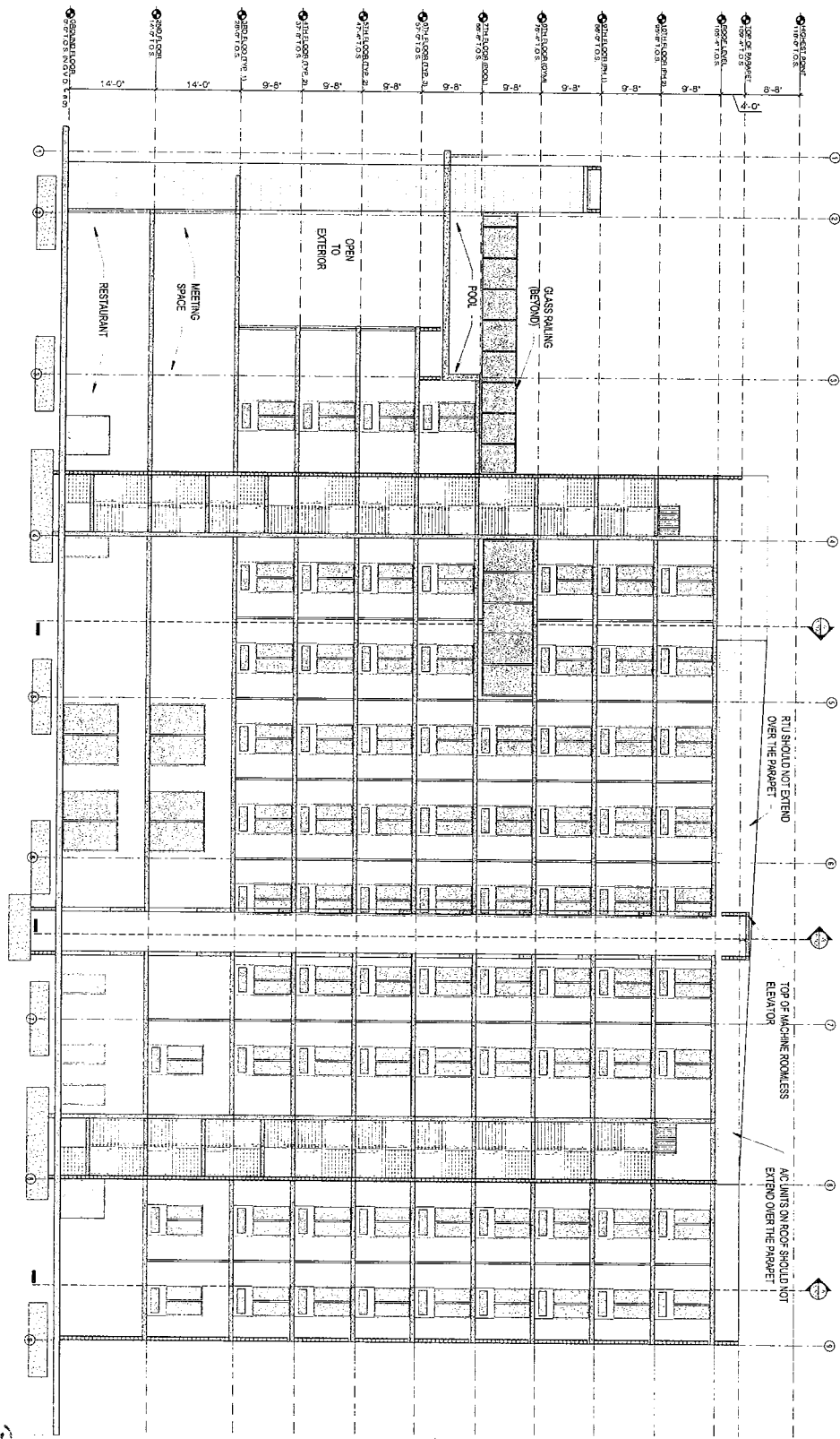
**WYNDHAM GARDEN HOTEL**  
4909 NW 36TH STREET  
MIAMI SPRINGS, FLORIDA



**MODIS ARCHITECTS**  
ARCHITECTS  
10000 NW 15th Avenue, Suite 100  
Miami, FL 33187  
Tel: 305.444.1111  
Fax: 305.444.1112  
www.modisarchitects.com

*Handwritten signature and date*  
2016

A-251



1 WEST ELEVATION (LA VILLA DRIVE)

SCALE: 1/8" = 1'-0"

A-300

MOORE ARCHITECTS  
 1000 N. W. 10th Ave.  
 Suite 1000  
 Fort Lauderdale, FL 33304  
 Phone: (954) 561-1000  
 Fax: (954) 561-1001  
 Email: info@moorearchitects.com  
 www.moorearchitects.com  
 DATE: 08/20/2015  
 DRAWN BY: [Signature]  
 SHEET TITLE: ELEVATIONS  
 PROJECT: WYNDHAM GARDEN HOTEL

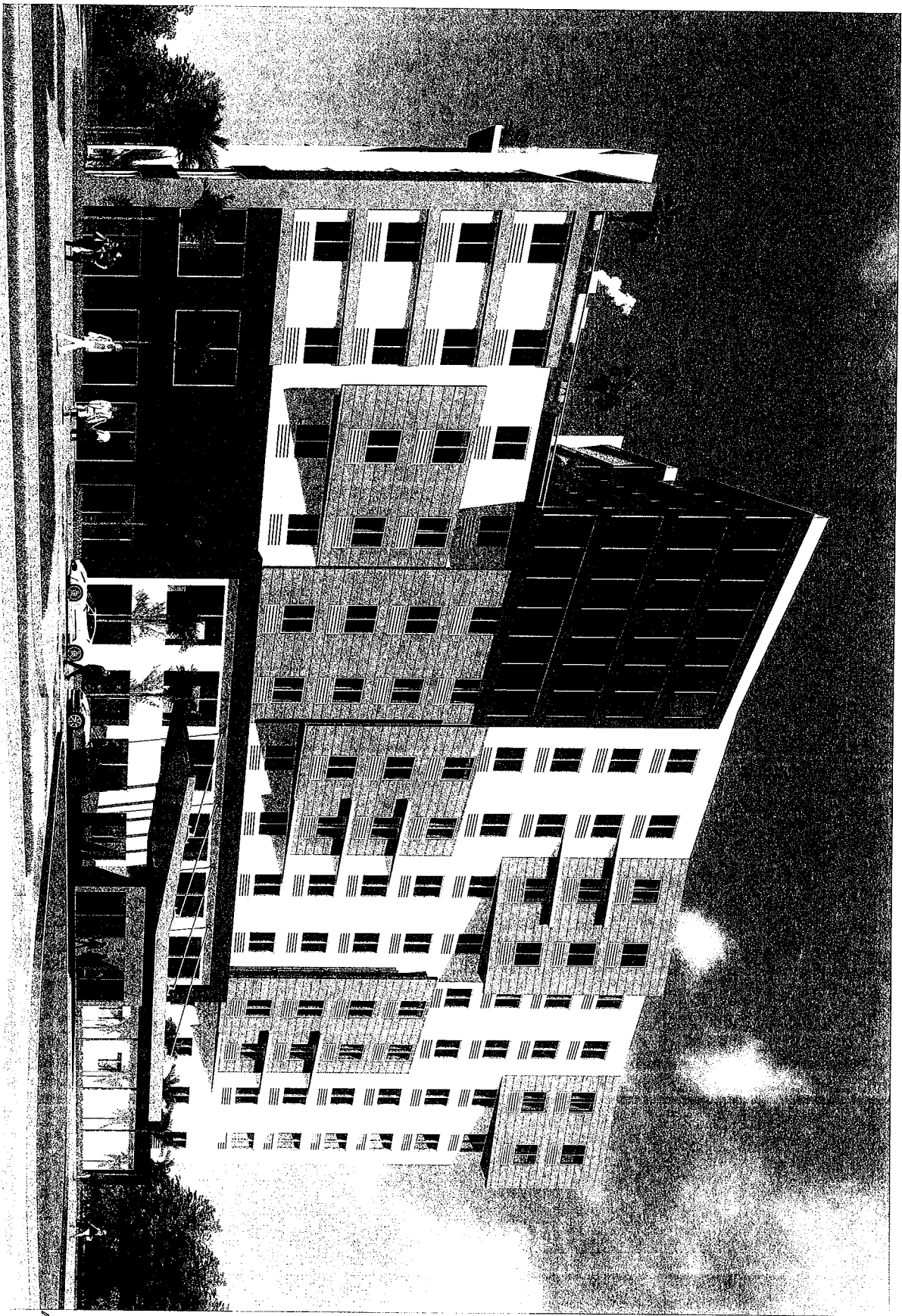
WYNDHAM  
 GARDEN  
 HOTEL

WYNDHAM GARDEN HOTEL  
 4909 NW 36TH STREET  
 MIAMI SPRINGS, FLORIDA

DELANT  
 CONSTRUCTION  
 1000 N. W. 10th Ave.  
 Suite 1000  
 Fort Lauderdale, FL 33304  
 Phone: (954) 561-1000  
 Fax: (954) 561-1001  
 Email: info@delantconstruction.com  
 www.delantconstruction.com

EOF designs  
 1000 N. W. 10th Ave.  
 Suite 1000  
 Fort Lauderdale, FL 33304  
 Phone: (954) 561-1000  
 Fax: (954) 561-1001  
 Email: info@eofdesigns.com  
 www.eofdesigns.com





1 RENDERING FROM LA VILLA DRIVE

SCALE : N/A

A-400

2016

MODIS ARCHITECTS

ARCHITECTS

DATE: 09/20/2015

SEAL: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

PROJECT: WYNDHAM GARDEN HOTEL

LOCATION: MIAMI SPRINGS, FLORIDA

PROJECT NO: 150000000

DATE: 09/20/2015

BY: [Signature]

FOR: [Signature]

# WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET  
MIAMI SPRINGS, FLORIDA

DELANT  
CONSTRUCTION

EOE designs



1 POOL RENDERING - AERIAL



2 POOL RENDERING - PILOT HOUSE



SCALE: 1/8" = 1'-0"

A-401

*WYNDHAM GARDEN*  
2016

WOODS ARCHITECTS

DATE: 10/13/2015

SHEET: 01

RENDERING

SHEET TITLE

DRAWN BY

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13

10/13



**ZONING AND PLANNING CASE  
NO. 04-ZP-16**

**COMFORT SUITES HOTEL**

**665 MOKENA PARTNERS, LLC**

**665 MOKENA DRIVE**

**ZONING AND PLANNING BOARD  
MEETING: 04-04-2016**



# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

---



201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5030  
Fax: (305) 805-5036

## MEMORANDUM

**TO:** Zoning & Planning Board

**FROM:** Christopher Heid, City Planner

**DATE:** April 4, 2016

**SUBJECT:** Application for Site Plan Approval for the Construction of a Hotel.

**CASE #** 04-ZP-16

**APPLICANT:** Mokena Partners, LLC

**ADDRESS:** 665 Mokena Drive

**REQUEST:** Applicant is requesting site plan approval for the construction of a 69,538 square foot, 120 room hotel.

**THE PROPERTY:** The property is roughly square in size, with 175 foot of frontage on Mokena Drive, and a depth of 183 feet, for a total lot size of 32,130 square feet, or 0.737 acres. The property is located just north of NW 36 Street. There is a 16 alleys abutting the property at the rear (east).

**THE PROJECT:** The applicant is proposing the construction of an eight story hotel with 120 rooms, and a total building size of 69,538 square feet. (FAR of 2.16).

The site is accessed from two curb cuts on Mokena Drive that access a covered porte-cochere with decorative brick pavers. The site contains 71 surface parking spaces, two short of ordinance requirements. Most of the spaces are open air, although a couple of dozen are located under, or partially under, the building. In addition, Mokena Drive would be improved with curbing, and the creation of two new public parallel parking spaces.

The ground floor of the hotel is mostly made up of back of house operations, including maintenance, mechanical rooms, linens, laundry and an employee lounge. This area also includes a "jump lobby", a small area that welcomes

guests who then take elevators to the actual lobby on the second floor with reception and check in.

As noted, the second floor contains the lobby, meeting room, fitness area, breakfast area, food preparation and service, a business center, and offices for hotel employees, as well as a terrace and swimming pool.

Floors three through eight are typical floors, with 20 rooms per floor, a mix of double queen, king, king suite, and accessible rooms.

The building is of CBS construction, with bands of windows at the front of the building, and individual windows elsewhere. A stucco parapet at the roofline is of sufficient height to screen all rooftop equipment.

However, the building as submitted is unfinished and lacks detail and style. New architectural drawings are being worked on, and will be reviewed and approved by staff at that time.

**ANALYSIS:** The proposed hotel would replace an old two story warehouse built in 1950. In its place would be an eight story, 69,538 square foot hotel with 120 guest rooms, more fully realizing the parcel's potential, adding a new hotel to the City's inventory, while enhancing the NW 36 Street corridor specifically, and the City generally.

In addition, the hotel would provide numerous short term construction jobs, long term hotel jobs, and benefit other hotel service providers.

**RECOMMENDATION:** It is recommended that the request for site plan approval be granted, subject to the following condition.

1. Plans shall substantially comply with those submitted, as follows:

- Survey, by Pulice Land Surveyors, Inc. dated May 7, 2015
- Sheet A.01, Architectural Site Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.02, First Floor Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.03, Second Floor Plan, by Israel Bigelman Architect signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.04, Third & Fourth Floor, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.05, Typical Floor Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.06, Roof Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.



- Sheet A.07, South & West Elevations, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.08, North & East Elevations, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.09, Building Sections, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.10, Building Sections, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet LP-1, Landscape Plan, by Michael J. Phillips Landscape Architecture, dated February 29, 2016, revised, signed, and sealed on March 21, 2016.
- Sheet IR-1, Irrigation Plan, by Michael J. Phillips Landscape Architecture, dated February 29, 2016, revised, signed, and sealed on March 21, 2016.
- Sheet C-1, Paving, Grading & Drainage Plan, by Holland Engineering INC., dated February 25, 2016, signed and sealed March 13, 2016.
- Sheet C-2, Water and Sewer Plan, by Holland Engineering INC., dated February 25, 2016, signed and sealed March 13, 2016.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
4. Any freestanding sign must be a monument type only, the design of which must be approved by staff.
5. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff. Signage may not face north towards the nearby single family residential districts.
6. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
7. Final architectural plans shall be submitted to, and approved by staff prior to the issuance of a building permit.



**ZONING AND PLANNING BOARD  
CITY OF MIAMI SPRINGS, FLORIDA**

PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD

\*\*\*\*\*

**OFFICIAL USE ONLY**

Case No. : 04-ZP-16 Date: 04-04-16 Fees Paid/ Receipt No. : \$2,500 - 1773  
Date hearing is advertised: 03-21-16 Date set for Public Hearing: 04-04-2016  
The owner and/or his/her agent has ☒ has not ☐ submitted a petition regarding the  
subject within the last six months.

\*\*\*\*\*

(I) (We) Joseph Marín of 665 Mokena Partners, LLC  
Owners Name Address Petition Requested For

Hereby petition the City of Miami Springs, Florida, to review the instant petition for Zoning and Planning approval on the following legally described property:

The legal description is Tract D 131 Country Club Estates  
Lot(s) Block Subdivision

The subject property is located at 665 Mokena Drive

Interest of applicant to the premises affected: Owner  
(Owner /Lessee/ Agent)

Lot Size: 32,130 Area of subject property: \_\_\_\_\_  
Square feet or acres

Number of street frontage & name of street(s): 665 Mokena Drive

Type of use and improvement proposed (state also whether new structures are to be built, existing structures used, or additions made to existing buildings): Hotel, please see  
attached Letter of Intent

What reasons exist which permit the subject property to be used in accordance with the petition and supporting documentation. Please state the reasons: Please see attached

Letter of Intent

State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/project in the immediate neighborhood:

Please see attached Letter of Intent.

What change or changing conditions make the approval of this proposed plan/project necessary? Please see attached Letter of Intent

Are there any other circumstances which justify the approval of the plan/project? \_\_\_\_\_

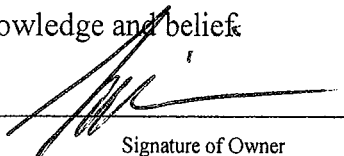
Please see attached Letter of Intent

***If you are completing this application and are also the owner of the subject property, please complete the following:***

State of Florida:

County of Miami-Dade:

(I) (We) Joseph Marin / 665 Moreno Park, being duly sworn, depose and say that I/we own one or more of the properties involved in this petition and that I/we have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

  
\_\_\_\_\_  
Signature of Owner

Joseph Marin  
\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Signature of Co-Owner

\_\_\_\_\_  
Printed Name of Co-Owner

(305) 888-8404

Daytime Phone Number

Daytime Phone Number

The contents of this Petition are Sworn  
to and subscribed before me this 29  
day of March, 20 16.

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20 \_\_\_\_\_.

Signature of Notary Public- State of Florida

Signature of Notary Public- State of Florida



**RUTH GAHLANI**

MY COMMISSION #FF064604

EXPIRES October 20, 2017

Print, Type, or Stamp Name of Notary Public: FloridaNotaryService.com

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: ☒ \_\_\_\_\_  
Produced Identification: \_\_\_\_\_

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_

***If you are completing this application as an agent of the subject property owner, please complete the following:***

State of Florida:

County of Miami-Dade:

(I) (We) \_\_\_\_\_, being duly sworn, depose and say that I/we serve as \_\_\_\_\_ for the owner(s) in making this petition and that the owner(s) have authorized me/us to act in this capacity. I/We have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Agent

Authorization Signature of Owner

Printed Name of Agent

Printed Name of Owner

Daytime Phone Number

Daytime Phone Number

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public- State of Florida

\_\_\_\_\_  
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_

The contents of this Petition are Sworn  
to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public- State of Florida

\_\_\_\_\_  
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: \_\_\_\_\_  
Personally known to me: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_



**665 MOKENA PARTNERS,LLC**  
PROFESSIONALS IN HOSPITALTY IN MIAMI SPRINGS SINCE 1978

VIA HAND DELIVERY

Mr. Chris Heid  
Planning and Zoning Dept.-City of Miami Springs  
201 Westward Drive  
Miami Springs,FL 33166

**Re: Letter of Intent-Comfort Inn & Suites 665 Mokena Drive.**

Dear Mr.Heid:

Please consider this our formal letter of intent for a public hearing application before the City of Miami Springs Zoning and Planning Board of the above-referenced Property.

665 Mokena Partners, LLC is the owner of the property located at 665 Mokena Drive Miami Springs, FL 33166. The Property is currently occupied by a warehouse/office building, which is proposed to be demolished as part of this application (photos attached.)

The purpose of the proposed application is to develop a 70,000 sq ft. 120 room hotel, bringing a Comfort Inn & Suites to Miami Springs. Comfort Inn & Suites is a division of Choice Hotels International, one of the largest and most successful franchisors in the world. We are excited to bring this brand new project to the City as the location of the hotel, its proximity to the Miami International Airport, and its range of services will compliment the existing and surrounding uses in the area. Comfort Inn & Suites is a preferred lodging choice for both the business and leisure traveler, and the property is in the perfect location for the hotel.

The subject property falls under the zoning transect NW 36 St. district, which specifically lists hotels as a permitted use. Therefore, the proposed use is consistent with both the City's comprehensive plan and the City's zoning code and the addition of the proposed new hotel meets the intent of the ordinance. We have had a chance to review the project with Chris Heid. Our first iterations of the project were well received with comments that have been noted and reflected in our current plans.

**I. Requests**

In connection with the application we are proposing the following requests:

1. A variance to permit a total of 64 parking spaces on site, where a total of 70 parking spaces is required under the City Code.

## **II. Justification of Request**

We are requesting a variance to allow a total of 64 parking spaces where a total of 70 parking spaces are otherwise required. The name of the zoning district recognizes its unique location in proximity to the Miami International Airport along NW 36 St. The Property's location, coupled with the additional transportation services provided by the hotel supports the request for a variance of the number of parking spaces otherwise required under the Code.

Because of the Property's strategic location, many guests of the hotel arrive through Miami International Airport and either travel to the hotel via taxis, Uber, Lyft, or utilize the convenient service of the hotel's complimentary 24 hour per day shuttle that runs on demand. Additionally, the proposed hotel will service many cruise ships by providing pre and post hotel stays, including transfers to and from the seaport and airport. An outside transportation company is also contracted to transport hotel guests, which further avoids the need for individual vehicle use.

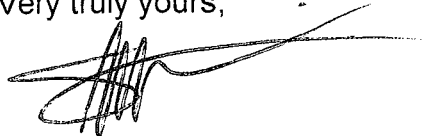
We are experienced hoteliers doing business in the City of Miami Springs since 1978 and have monitored and continue to monitor the parking utilization in this market. We are confident that the variance for the number of parking spaces will not affect this project guests' access the property or the hotel operations in any way.

## **III. Conclusion**

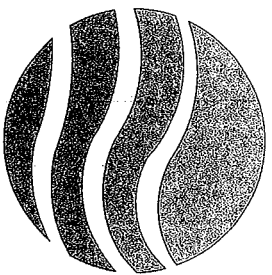
Based on the foregoing, the proposed development is an ideal use along NW 36<sup>th</sup> Street due to its proximity to the Miami International Airport and other attractions within Miami-Dade County. This project intends to create over 100 construction jobs during the construction phase along with 50 permanent jobs once the hotel opens. The proposed hotel will be a positive addition to the Miami Springs community both aesthetically and economically and we look forward to working with the City for the third time in five years to bring another quality new development to the City of Miami Springs the latest being (the 135 room Hyatt Place Miami Airport located at 3549 Le Jeune Road which we completed and opened in November 2015.)

If you have any questions or require any additional information regarding the above, please feel free to contact me at (305) 888-8404.

Very truly yours,



Steven Marin



# Comfort INN & SUITES

665 MOKENA DRIVE, MIAMI SPRINGS, FLORIDA

## SURVEY

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM SURVEY

## ARCHITECTURAL

A-01 ARCHITECTURAL SITE PLAN

A-02 FIRST FLOOR PLAN

A-03 SECOND FLOOR PLAN

A-04 THIRD & FOURTH FLOOR PLAN

A-05 TYPICAL FLOOR PLAN

A-06 ROOF PLAN

A-07 SOUTH & WEST ELEVATIONS

A-08 NORTH & EAST ELEVATIONS

A-09 BUILDING CROSS SECTIONS

A-10 GUEST ROOM PLANS

## LANDSCAPE

LP-1 LANDSCAPE PLAN

IR-2 IRRIGATION PLAN

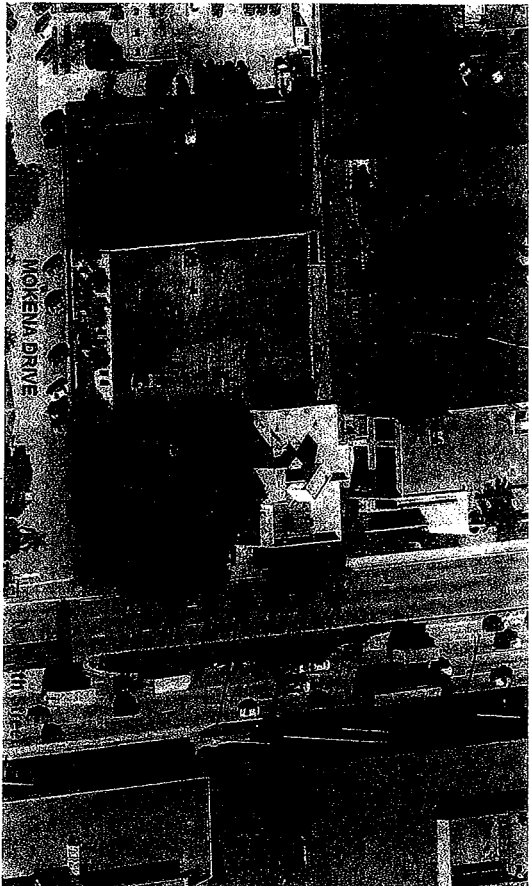
## CIVIL

C-1 PAVING, GRADING & DRAINAGE

C-2 WATER AND SEWER PLAN

MARCH 21, 2016

SUBJECT PROPERTY-Current Use (Office/Warehouse)



SE VIEW of current property/use (Office/Warehouse)

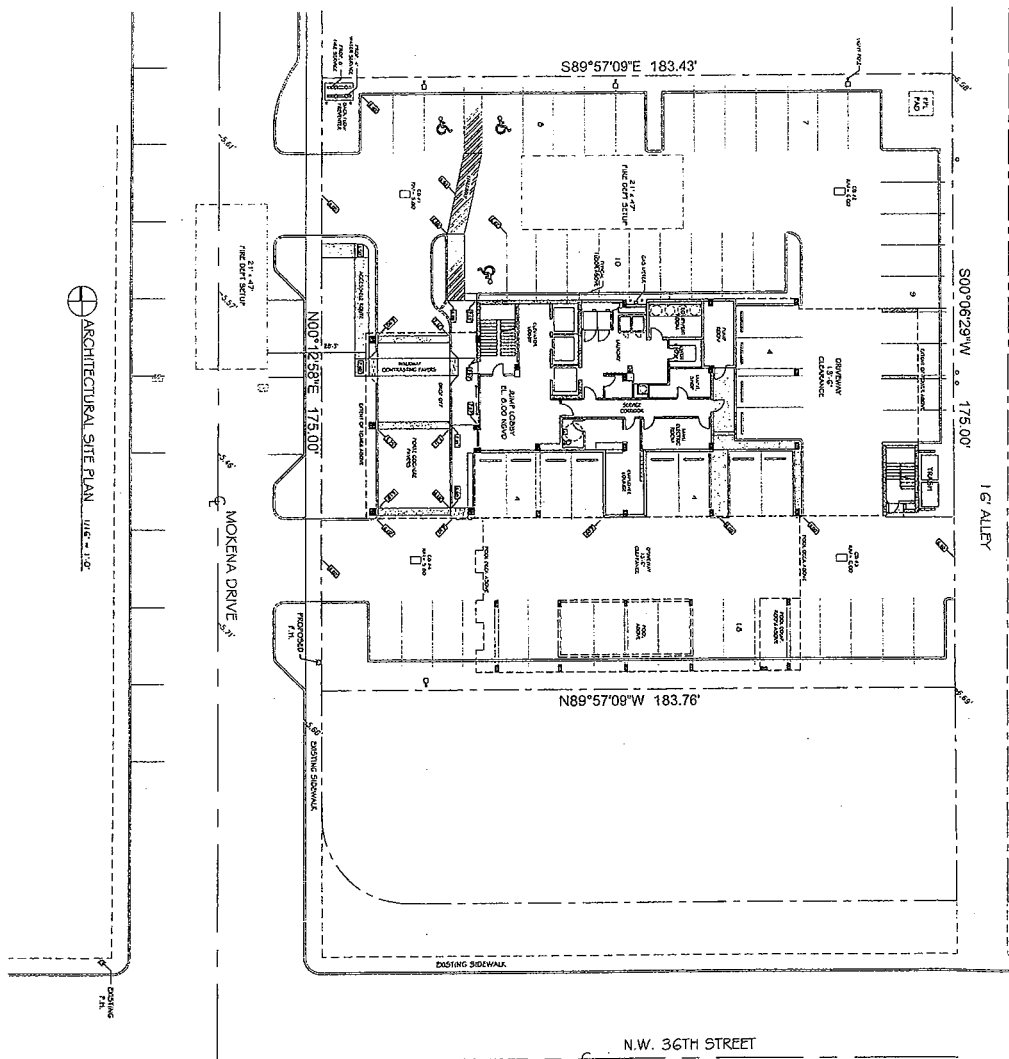
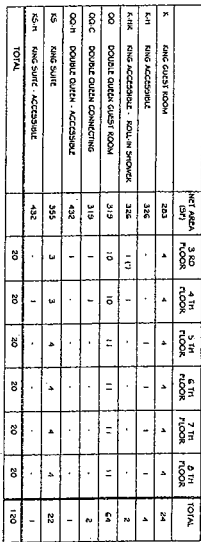
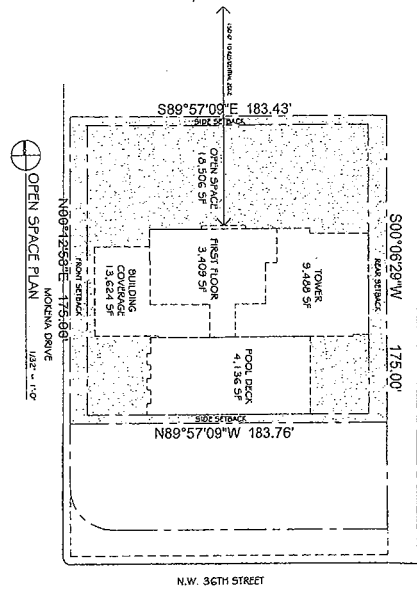


**EAST VIEW of current property/use (Office/Warehouse)**

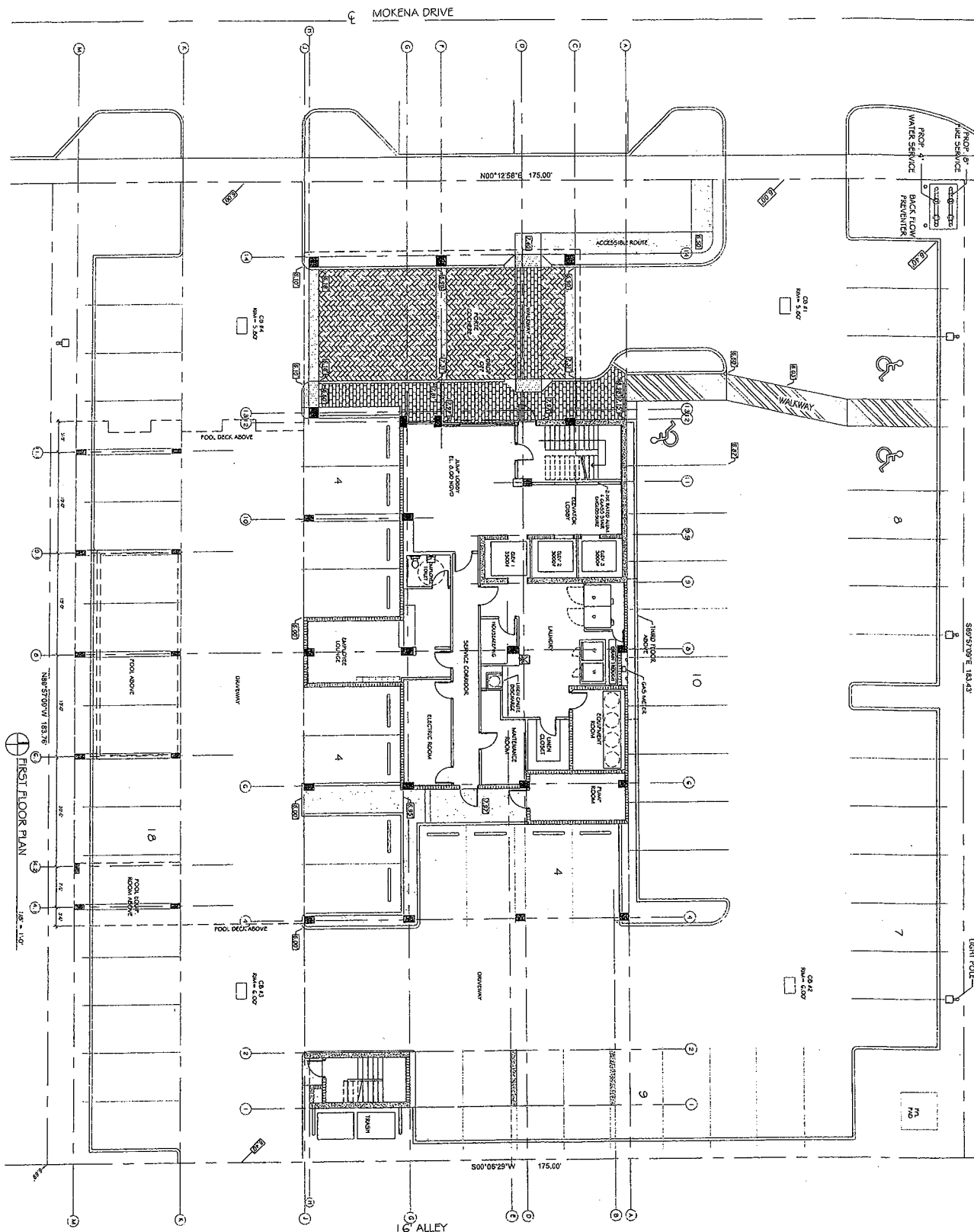


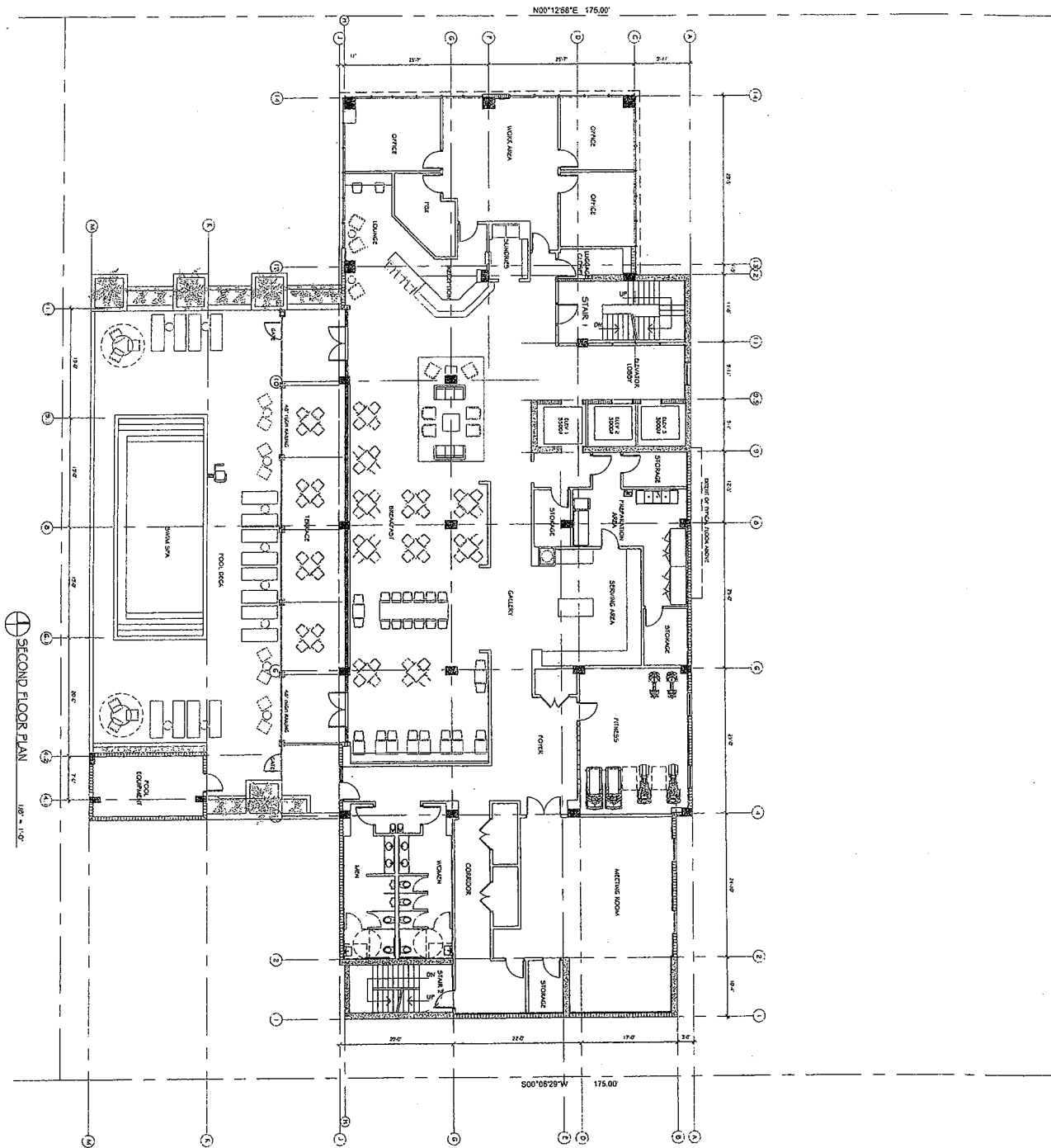
**EAST VIEW CONT'D**



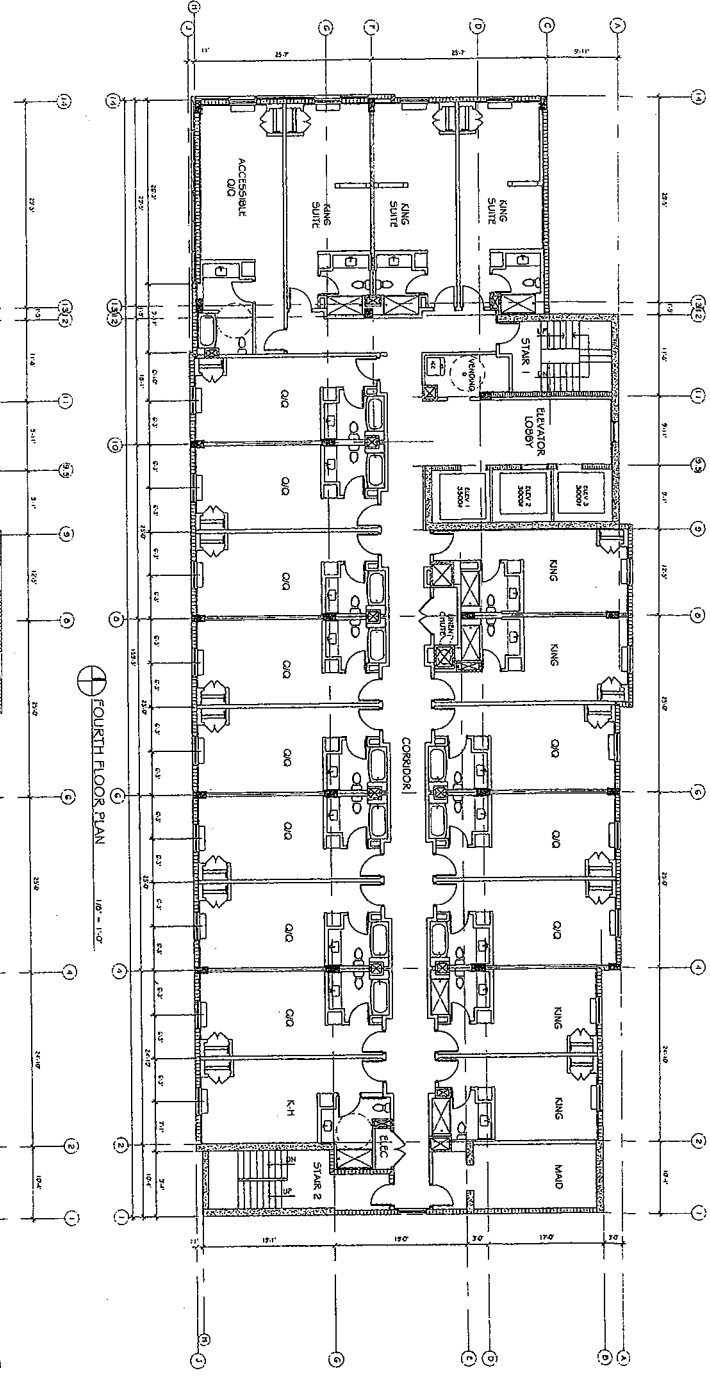
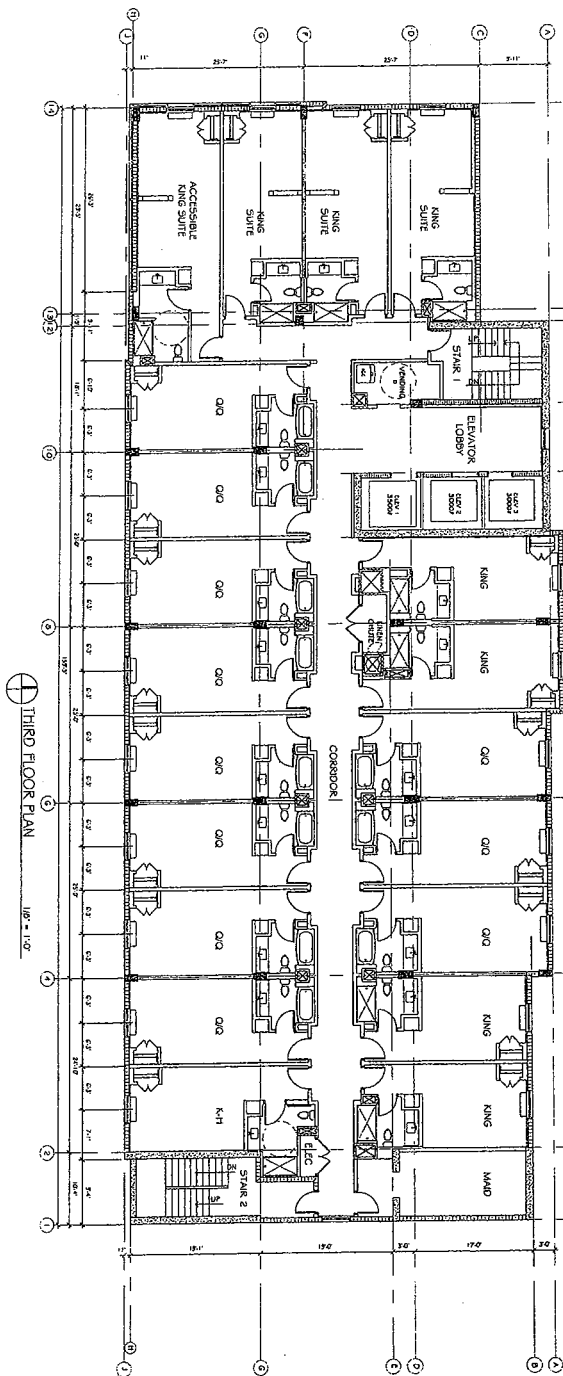


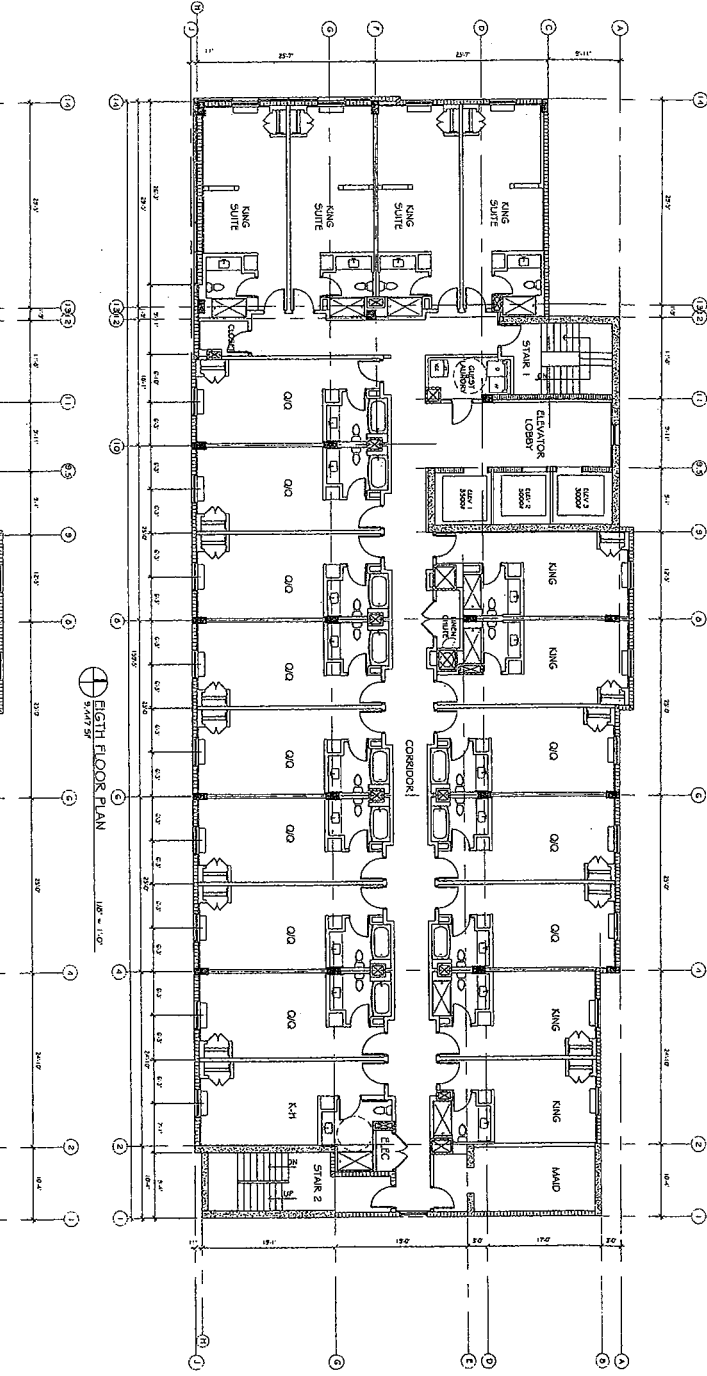
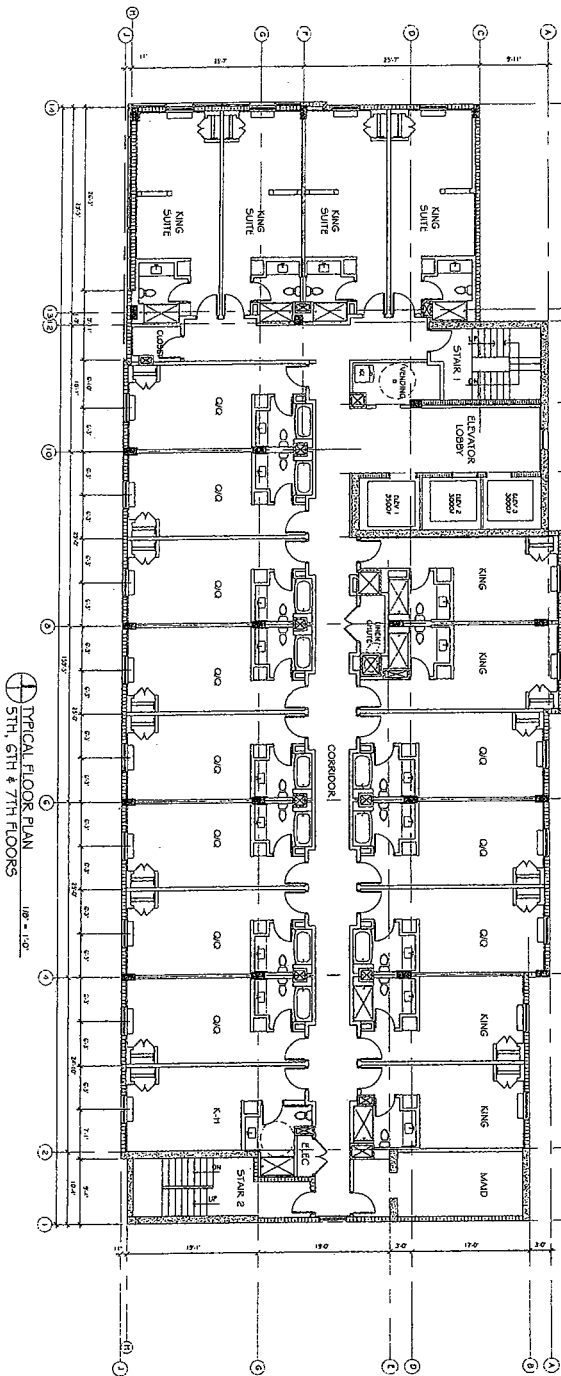


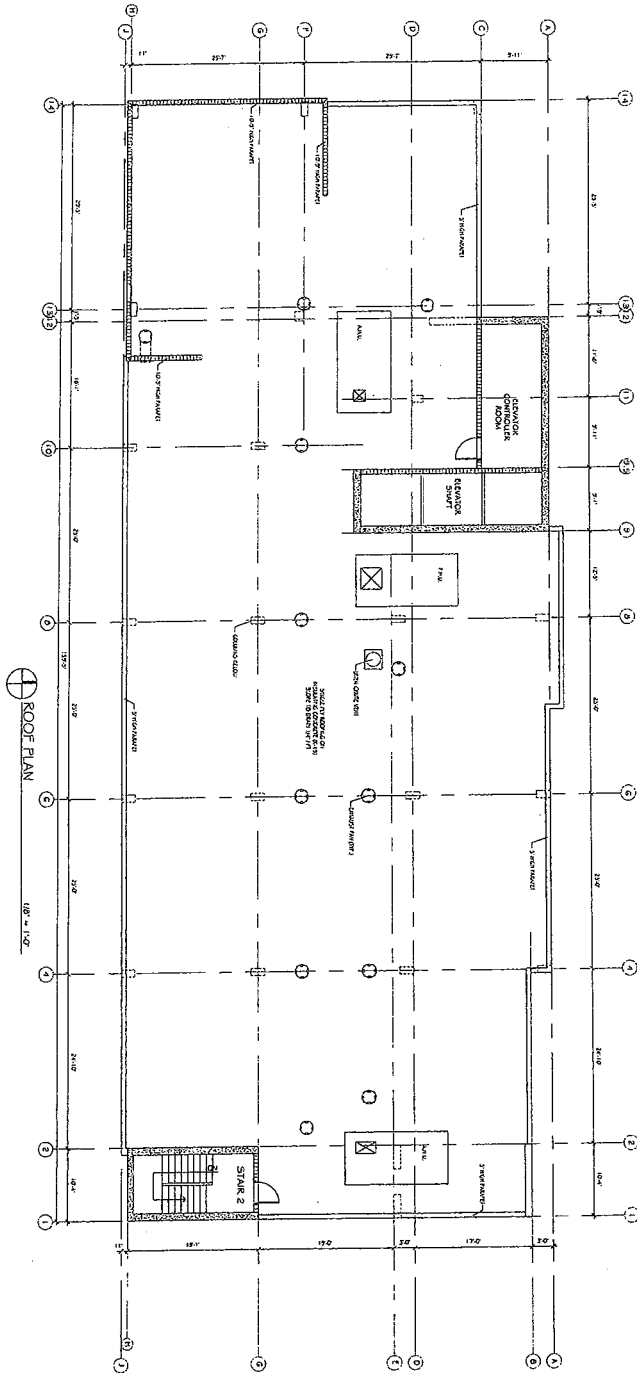


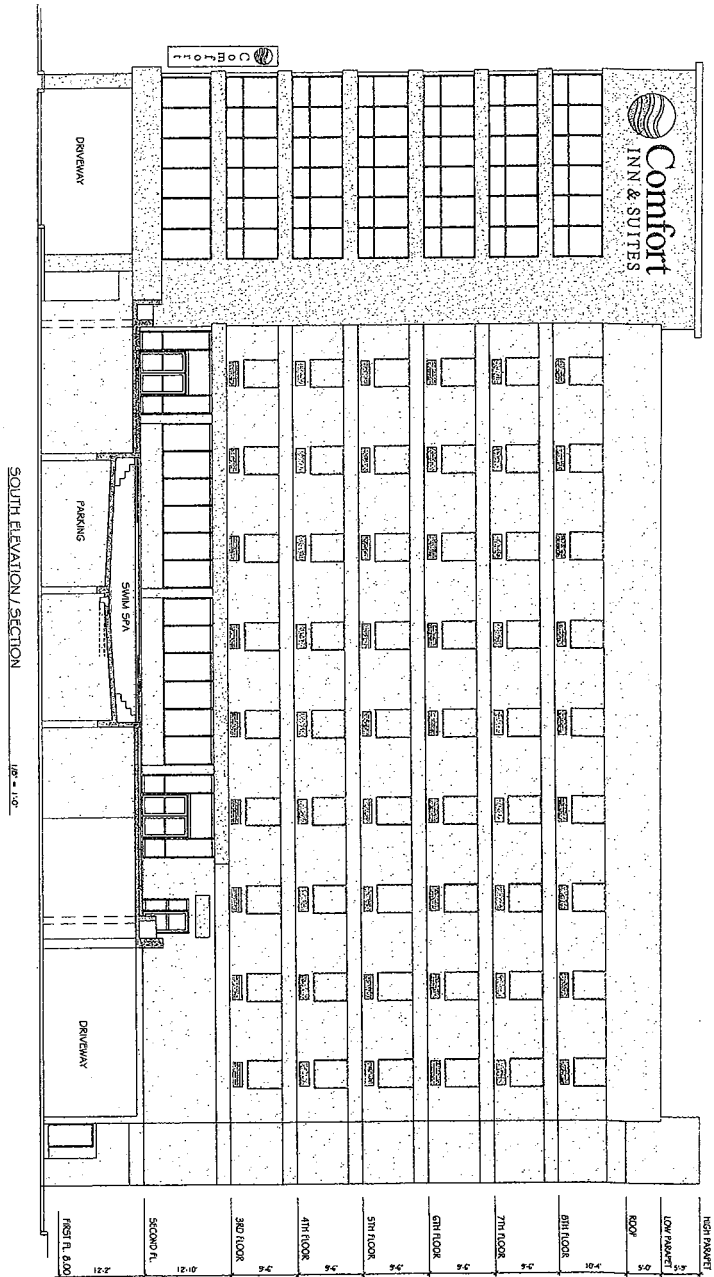
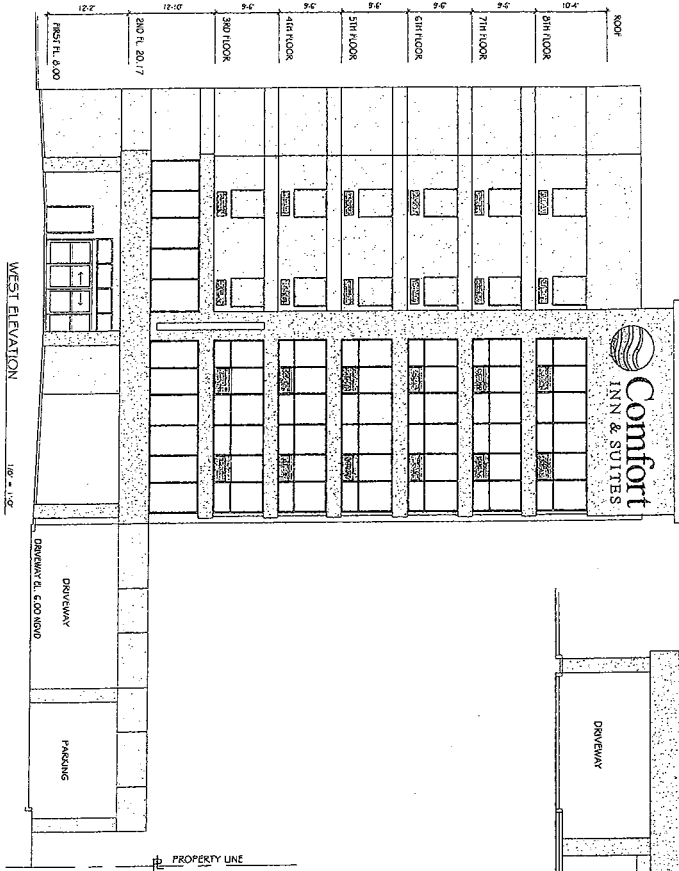


⊕ SECOND FLOOR PLAN 1/8" = 1'-0"









REV. FEBRUARY 15, 2018  
A.07

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SOUTH & WEST  
ELEVATIONS

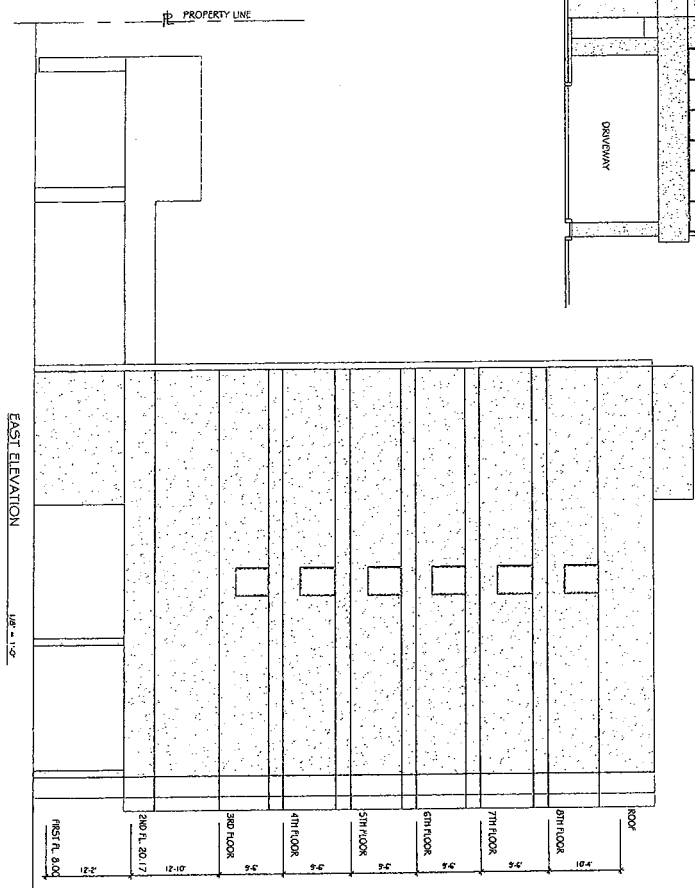
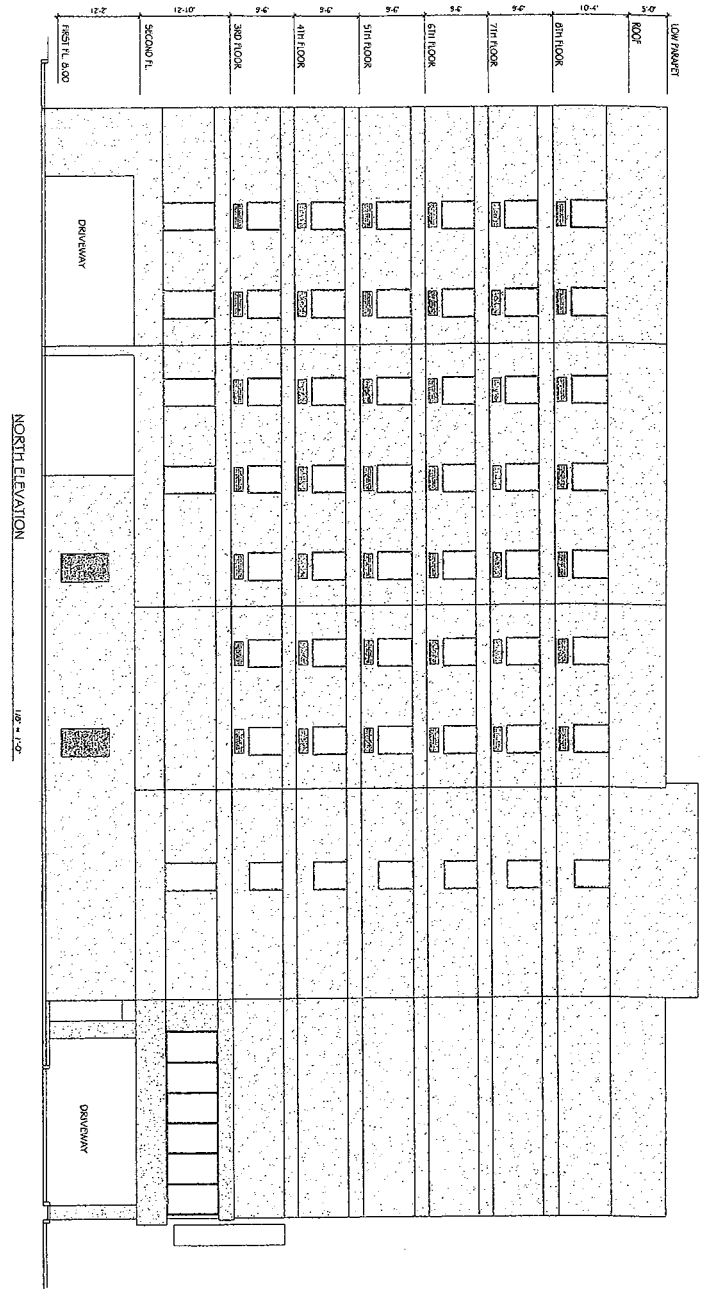


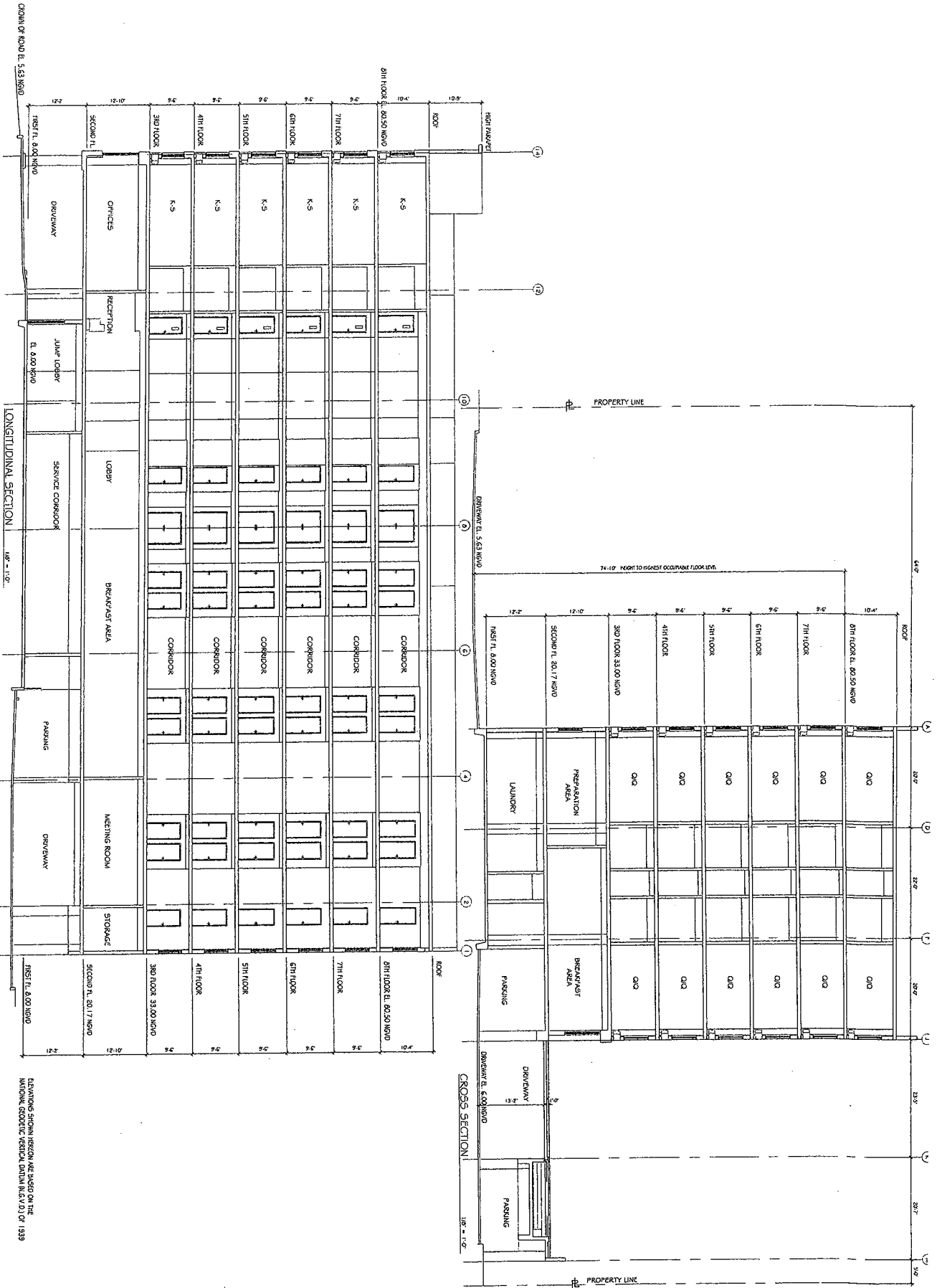
Comfort  
INN & SUITES

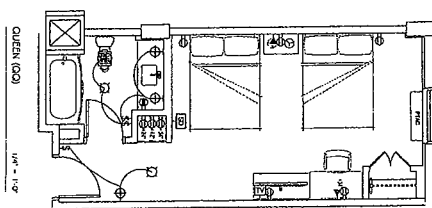
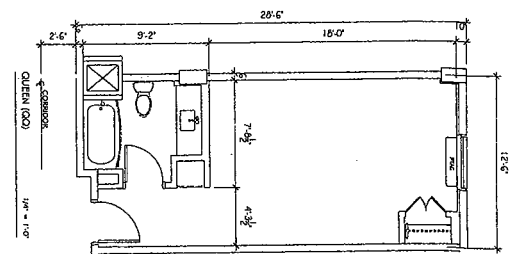
656 BROKENA DRIVE  
MIAMI BEACH, FL 33134

Israel Bigelman  
S T C H  
1000 N. BAYVIEW DRIVE  
MIAMI BEACH, FL 33134  
Phone: 305.661.4547  
BIGELMAN@GMAIL.COM









3/11/17 FEBRUARY 26, 2016 <b>A.10</b>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr><tr><td>8</td><td></td><td></td></tr><tr><td>9</td><td></td><td></td></tr><tr><td>10</td><td></td><td></td></tr></table>	REV	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10			GUEST ROOM PLANS	 <b>Comfort</b> INN & SUITES 605 SHOKEMAN DRIVE MIAMI BEACH, FL 33141	<b>Israel Bigelman</b> a r c h i t e c t 601 HARBOR DRIVE MIAMI BEACH, FL 33141 Phone: 305.661.4547 IBIGELMAN@AOL.COM	
REV	DATE	DESCRIPTION																																				
1																																						
2																																						
3																																						
4																																						
5																																						
6																																						
7																																						
8																																						
9																																						
10																																						





[illegible]

SCALE 1" = 20'-0"

## NOT TO SCALE

[illegible]

REVISIONS				
NO.	DATE	BY	CHK'D	DESCRIPTION
-	-	-	-	-

NO. OF SHEETS: 1  
SHEET NO.: C-1

CAD FILE NO  
15-91



HOLLAND ENGINEERING INC.  
civil engineers

3800 HOLLYWOOD BLVD. STE 303 - HOLLYWOOD - FL - 33021  
(813) 547-0731 (813) 547-0732 Fax

SUSAN C. HOLLAND, PE  
Reg. no. 41831

FA 2325

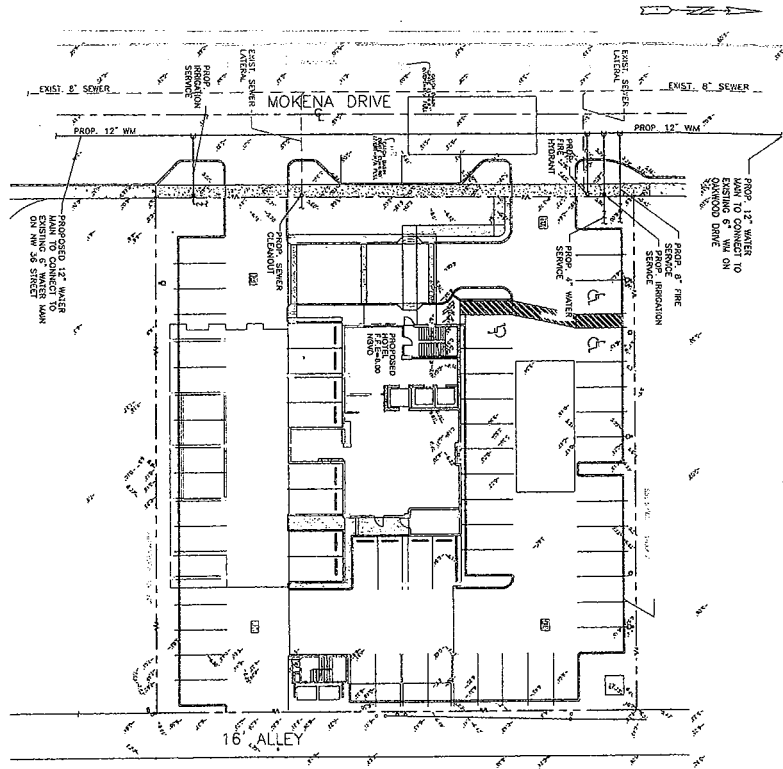
DRAWN BY: EH	SCALE: 1"=20'
DESIGNED BY: SCH	DATE: 02/25/16
CHECKED BY: SCH	FIELD BOOK: N.A.

SCALE:  
1"=20'

DATE:  
02/05/16

FINAL APPROVAL
FLA. EDC. ENG. NO. 41831





LOCATION MAP  
NOT TO SCALE

**WATER AND SEWER**  
SCALE 1" = 20'-0"

WATER AND SEWER PLAN  
FOR  
COMFORT INN & SUITES  
665 MOKENA DRIVE  
MIAMI SPRINGS, FL

REVISIONS				
NO.	DATE	BY	CHK'D	DESCRIPTION
1				
2				
3				
4				
5				



**HOLLAND ENGINEERING INC.**  
civil engineers

3900 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021  
(954)357-0371 • (954)357-0372 FAX

SUSAN C. HOLLAND, PE  
Reg. no. 41831

68 7325

DRAWN BY: EH  
DESIGNED BY: SCH  
CHECKED BY: SCH  
SCALE: 1"=20'  
DATE: 02/25/16  
FIELD BOOK: N.A.

FINAL APPROVAL  
FLA. REG. ENG. NO.  
41831

NO. OF SHEETS: 2  
SHEET NO.: C-2  
JOB FILE NO.: 15-51